

Notice of Trustee's Sale

Date: March 10, 2023

Substitute Trustee:

David L. Ricker or S. Lee Stevenson or Mark Cummings or Dick Veters or Jason West

Substitute Trustee's Address:

P. O. Box 1571
Boerne, Texas 78006

Mortgagee: Frost, Custodian of the Anne McCullough Self-Directed IRA by transfer from CR 6717 Property, LLC, a Texas limited liability company

Mortgagee's Address:

323 East Jackson Street
Harlingen, Texas 78550
Cameron County

Mortgage Servicer: SRC Management, Inc.

Mortgage Servicer's Address:

5701 W. Expressway 83
Harlingen, Texas 78552

Note: Note dated December 22, 2021 in the amount of \$58,900.00

Deed of Trust

Date: December 22, 2021

Grantor: Erick Leevan Cano

Mortgagee: CR 6717 Property, LLC, a Texas limited liability company

Recording information: Document Number 220504, Official Public Records of Atascosa County, Texas.

Property:

Lot 4, Campbellton Acres Subdivision--Unit 1, a Subdivision in Atascosa County, Texas, according to the map or plat thereof recorded in Document No. 202100026, and filed Sheet 382-B, New Plat Cabinet, Atascosa County, Texas.

County: Atascosa County, Texas

Date of Sale (first Tuesday of month): April 4, 2023

Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: Area of the Atascosa County Courthouse as designated by the Atascosa County Commissioners Court

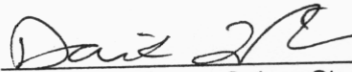
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,

INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgage Servicer has appointed David L. Ricker or S. Lee Stevenson or Mark Cummings or Dick Veters or Jason We as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David L. Ricker or S. Lee Stevenson or Mark Cummings
or Dick Veters or Jason West

FILED FOR RECORD

2023 MAR 13 AM 10:43

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY  DEPUTY