

### Notice of Trustee's Sale

**Date:** March 10, 2023

**Substitute Trustee:** David 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:** Texas Rural Capital by transfer from Texas Mortgage Capital Corporation

**Mortgagee's Address:**  
20079 Stone Oak Parkway, Ste. 1105-477  
San Antonio, Texas 78258  
Bexar County

**Mortgage Servicer:** SecureNet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 15826  
San Antonio, Texas 78212

**Note:** Note dated November 20, 2017 in the amount of \$49,500.00

#### Deed of Trust

**Date:** November 20, 2017

**Grantor:** Sarah J. Richards; and Robert Davis Griffin III

**Mortgagee:** Texas Mortgage Capital Corporation, a Texas corporation

**Recording information:** Document #183803, Official Public Records of Atascosa County, Texas

**Property:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**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

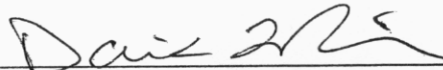
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE

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 Ricker or S. Lee Stevenson or Mark Cummings or Dick Vettters or Jason West 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.

A handwritten signature in dark ink, appearing to read "David Ricker", is written over a horizontal line.

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

# Exhibit A

MARTINEZ  
SURVEYING AND MAPPING Co.  
Firm # 101822-00  
8546 Broadway, Suite 225  
San Antonio, Texas 78217  
(210) 829-4244

STATE OF TEXAS  
COUNTY OF ATASCOSA

4.96 ACRE TRACT

All that certain tract or parcel of land containing 4.96 acres in Atascosa County, Texas, out of the P. W. Leineweber Survey 12, Abstract 1560, being the same tract of land called 5.00 acres described in conveyance in Document # 179978, Official Public Records of Atascosa County, Texas and being a portion of an 80 acre tract, of record in Volume 254, Page 380, Deed Records of Atascosa County, Texas.

Said 4.96 acre tract, being more particularly described as follows:

**BEGINNING:** at 1/2" iron pin set with cap (RPLS 5482) on the common line between said 80 acre tract and Jason A. Wood, et al, tract, of record in Document # 160272, Official Public Records of Atascosa County, Texas, being Lot 31, of the Trophy Oaks Subdivision, Unit Two-B, according to map or plat records of Atascosa County, Texas, on the North line of a 30 foot wide access easement, at the Northwest corner of Mary Helen Valdez, 5.00 acre tract, of record in Volume 292, Page 832, Official Public Records of Atascosa County, Texas, for the Northeast corner of this herein described tract, BEING: North 89 deg. 49 min. 20 sec. East, 405.78 feet from a 1/2" iron pin found at the Northeast corner of said 80 acre tract;

**THENCE:** South 01 deg. 12 min. 47 sec. East, 1275.61 feet to a 1/2" iron pin found on the common line between said 80 acre tract and Billy D. Washburn, et ux, 95.5 acre tract, of record in Volume 857, Page 367, Deed Records of Atascosa County, Texas, at the Southwest corner of said Valdez, 5.00 acre tract, for the Southeast corner of this herein described tract;

**THENCE:** South 89 deg. 33 min. 15 sec. West, 169.66 feet along with the common line between said 80 acre tract and said Washburn tract to a 1/2" iron pin found, for the Southwest corner of this herein described tract;

**THENCE:** North 01 deg. 12 min. 58 sec. West, 1273.45 feet to a 1/2" iron pin set with cap (RPLS 5482), on the common line between said 80 acre tract and said Lot 30 on the North line of said 30 foot wide access easement, for the Northwest corner of this herein described tract;

**THENCE:** North 88 deg. 49 min. 20 sec. East, 169.71 to the Point of Beginning.

Bearing Basis -- North 88 deg. 49 min. 20 sec. East - from the North line of this herein described tract, of record in Document # 179978, Official Public Records of Atascosa County, Texas.



Reynaldo Martinez Jr.  
REYNALDO MARTINEZ JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
W. O. # 17-9-3  
September 21, 2017  
(SEE ATTACHED SURVBY PLAT)

FILED FOR RECORD

2023 MAR 13 AM 10:43

THERESA CARRASCO  
ATASCOSA COUNTY CLERK

BY  DEPUTY