

Notice of Trustee's Sale

Date: September 8, 2023

Trustee: Mark Cummings or Kick Veters or Jason West or
Matthew Johnson or David Garvin

Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: Texas Rural Capital, LLC by transfer from Texas Mortgage Capital Corporation

Mortgagee's Address:

Texas Rural Capital, LLC
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 February 23, 2018 in the amount of \$17,100.00

Deed of Trust

Date: February 23, 2018

Grantor: John Steven Pena; and Melissa Lynn Pena

Mortgagee: Texas Mortgage Capital Corporation

Recording information: Recorded under Document Number 185533, Official Public
Records of Atascosa County, Texas.

Property:

Being all of Lots Two (2) and Three (3) in Block Sixty-Six (66) in the City of Poteet, Atascosa
County, Texas, as shown by plat of said City of record at Volume 34, Page 15 of the Map and
Plat Records of Atascosa County, Texas.

County: Atascosa

Date of Sale (first Tuesday of month): October 3, 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

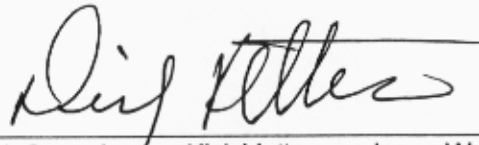
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE
UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,
INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE

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 Mark Cummings or Kick Veters or Jason West or Matthew Johnson or David Garvin 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.



Mark Cummings or Kick Veters or Jason West or
Matthew Johnson or David Garvin

FILED FOR RECORD

2023 SEP 11 PM 11:19

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY  DEPUTY