

25TX837-0017
19831 DOC HOLIDAY DR, LYTLE, TX 78052

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 3, BLOCK A, SADDLE RIDGE ESTATES PHASE 6, IN THE CITY OF LYTLE, ATASCOSA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SHEET 391B, PLAT RECORDS, ATASCOSA COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 25, 2023 and recorded on October 25, 2023 as Instrument Number 237921 in the real property records of ATASCOSA County, Texas, which contains a power of sale.

Sale Information: May 06, 2025, at 12:00 PM, or not later than three hours thereafter, at the west porch to the Atascosa County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MARIO ANSELMO GONZALES secures the repayment of a Note dated October 25, 2023 in the amount of \$260,101.00. CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB, whose address is c/o Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB, 1177 West Loop South, Suite 700, Houston, TX 77027, is the current mortgagee of the Deed of Trust and Note and Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED FOR RECORD
2025 MAR 27 AM 8:07
THERESA CARRASCO
ATASCOSA COUNTY CLERK
BY S. Odra DEPUTY

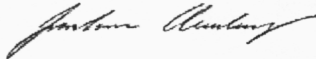


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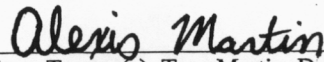
Substitute Trustee(s): Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Terri Martin, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Tannah Tolbirt, Wes Shahan, Kasey Dodds, Marian Knowlton, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



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c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Alexis Martin, declare under penalty of perjury that on the 27 day of March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ATASCOSA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).