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2025 APR 15 AM 11:13

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY  DEPUTY

NOTICE OF TRUSTEE'S SALE

Date: April 15, 2025

Trustee: Richard Wesley Russell

Trustee's Address: 413 Lafayette, Castroville, Atascosa County, Texas 78009

Lender: Estate of ANITA C. SAUCEDO, Deceased

Note: Real Estate Lien Note dated November 19, 2003, in the original principal amount of \$60,000.00, executed by Alicia G. Alvarado, and as modified by Modification Agreement dated September 1, 2016, recorded under Document No. 173759 of the Official Public Records of Atascosa County, Texas.

Deed of Trust:

Date: November 19, 2003

Grantor: ALICIA G. ALVARADO, a married woman, joined therein pro forma by her husband, VENTURA ALVARADO, owning, occupying, and claiming other property as homestead

Lender: FELIX SAUCEDO and wife, ANITA C. SAUCEDO

Recording information: Volume 255, Page 535, Official Public Records of Atascosa County, Texas.

Property: BEING the West or Northwest One-Half of Lot Numbers Ten (10), Eleven (11), and Twelve (12), of Block Number Six (6) of the Dial Addition, being an addition to the City of Lytle, Atascosa County, Texas, as per map or plat of said Addition recorded on Sheet 49 A & B, New Plat Cabinet, Plat Records, Atascosa County, Texas, and being the same property more particularly described in that certain Warranty Deed dated September 10, 1987, conveyed to Felix Saucedo and wife, Anita C. Saucedo by Lucille Wells, a widow, and recorded in Vol. 786, Page 762, Deed Records of Atascosa County, Texas.

County: Atascosa County, Texas

Date of Sale (first Tuesday of month): May 6, 2025

Time of Sale: 1:00 p.m. or within three (3) hours thereafter

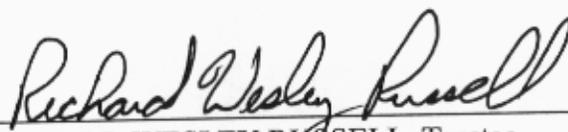
Place of Sale: At the place designated by the Atascosa County Commissioners Court for Foreclosure Sales, Jourdanton, Texas.

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.

RICHARD WESLEY RUSSELL is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 (3) hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.


RICHARD WESLEY RUSSELL, Trustee

GAMBLE, RUSSELL & RUSHING, P.C.
Attorneys At Law
413 Lafayette
Castroville, Texas 78009
(830) 931-2271 (Telephone)
(830) 931-6387 (Facsimile)
carol@rwrpc.com (Email)