

**Notice of Trustee's Sale**

FILED FOR RECORD

2025 APR 15 AM 11:28

**Date:** April 14, 2025

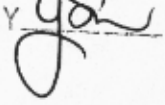
**Substitute Trustee:**

David L. Ricker or S. Lee Stevenson

THERESA CARRASCO  
ATASCOSA COUNTY CLERK

**Substitute Trustee's Address:**

P. O. Box 1571  
Boerne, Texas 78006

BY  DEPUTY

**Mortgagee:** Texas Southwest Mortgage Acceptance, L.P., a Texas limited partnership

**Mortgagee's Address:**

Texas Southwest Mortgage Acceptance, L.P.  
2130 McCullough Ave  
San Antonio, TX 78212

**Mortgage Servicer:** Pecos Loan Servicing

**Mortgage Servicer's Address:**

2130 McCullough Ave.  
San Antonio, Texas 78212

**Note:** Note dated November 25, 2015 in the amount of \$46,080.35

**Deed of Trust**

**Date:** November 25, 2015

**Grantor:** Isaac Benjamin Paredes

**Mortgagee:** Texas Southwest Mortgage Acceptance, L.P., a Texas limited partnership

**Recording information:** Document No. 167292, Official Public Records of Atascosa County, Texas

**Property:**

SURFACE ESTATE ONLY IN AND TO: Lot 56, East Lake Subdivision, Unit III, as shown on the map or plat records of Atascosa County, Texas, also known as 125 Crosslake, Pleasanton, Texas 78064; together with One 1998 Manufacture Date, REDMAN HOMES INC., Model Hallmark, Singlewide 16X76 bearing Label #PFS0551120 and Serial #12531849, including all personal property secured by the security agreement included in the Deed of Trust..

**County:** Atascosa

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

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

**Place of Sale:** Area of the Atascosa County Courthouse and designated by the Atascosa County Commissioner's 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 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.

  
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David L. Ricker or S. Lee Stevenson