

VAN CLEAVE LAW, PLLC

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Albert W. Van Cleave, III

Board Certified, Commercial
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of Legal Specialization

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July 3, 2025

Juventino Rivera, Jr.
718 Ormond
Pleasanton, TX 78064

Re: Note payable to J. T. Lim in the original sum of \$17,088.17
secured by a Deed of Trust executed by Juventino Rivera, Jr., 718
Ormond, Pleasanton, TX 78064, and recorded in Document No.
175804 in the Official Public Records of Atascosa County, Texas.


Dear Mr. Rivera:

Enclosed herewith please find a copy of the Notice of Substitute Trustee's Sale posted as
of this date in accordance with the above referenced Deed of Trust.

Sincerely yours,


Albert W. Van Cleave, III

I, the undersigned attorney, do hereby certify that a true and correct copy of the above
and foregoing letter and enclosed NOTICE OF SUBSTITUTE TRUSTEE'S SALE has been sent
to the addressee by certified mail, return receipt requested and by U.S. Mail postage prepaid at
the address listed above on this 3rd day of July, 2025.


Albert W. Van Cleave, III

FILED FOR RECORD

2025 JUL -8 AM 9:35

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY S. Ochoa DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Deed of Trust executed by Juventino Rivera, Jr. and of 718 Ormond, Pleasanton, TX 78064, and duly recorded as Document No. 175804 in the Official Public Records of Atascosa County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, August 5, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, before the Courthouse door of Atascosa County, Texas, in Jourdanton, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Tract or Lot 64, NPC 88, ENCINO VILLAGE SUBDIVISION, a subdivision in Atascosa County, Texas, according to drawing or plat prepared by Victor M. Seguin, a Registered Professional Surveyor, recorded in Volume 4, Page 73, of the Map or Plat Records of Atascosa County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$17,088.17 plus interest from January 1,

2024. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Deed of Trust in the full amount of \$17,088.17, plus interest from January 1, 2024.

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust are held by J. T. Lim.

Executed this 3rd day of July, 2025.



ALBERT W. VAN CLEAVE, III
Substitute Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

(210) 341-6588