

3 pgs
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253610

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY

7/10/2025

Original Deed of Trust

Date: May 27, 2023

Grantor(s): Rafael Alvarez Jr.

Recording Location
of Deed of Trust: Document: 234862 and 236346 in the Atascosa County Real Property Records

Named Trustee: Shannon L. Stephen

CREDITOR/
BENEFICIARY: NT Management, LLC
P.O. Box 171174
San Antonio, TX 78217

Property Description:

See Exhibit A
More Commonly Known As: Burning Sage Lot 42 E, Poteet, Texas 78065

SALE INFORMATION

Date of Sale: Tuesday, August 5, 2025

Earliest Time Sale Will Begin: 1:00 p.m. local time

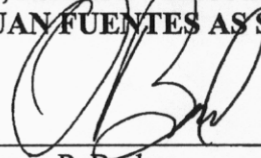
Place of Sale of Property: The Atascosa County Courthouse or as designated by the Atascosa County Commissioner's Court

The Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

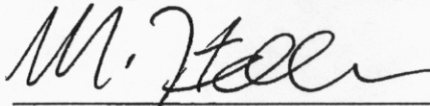
**THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR
MORTGAGE SERVICER.**

**WHEREAS, IN MY CAPACITY AS ATTORNEY FOR THE MORTGAGEE OR
MORTGAGE SERVICER PURSUANT TO SECTION 51.0076 OF THE TEXAS
PROPERTY CODE. I HEREBY APPOINT AND DESIGNATE DANIEL F. BURKE JR,
KEVIN P. BURKE, MICHAEL HELLUMS, NATHAN THOMPSON, PATRICK
MAHAFFEY, MICHAEL POWELL OR JUAN FUENTES AS SUBSTITUTE TRUSTEE.**

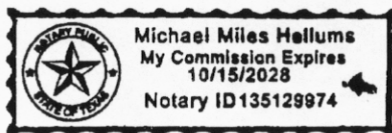


Kevin P. Burke
Attorney at Law
1602 N I-35 Frontage Rd
San Antonio, TX 78208

This instrument was acknowledged before me on July 10, 2025, by Kevin P. Burke, who executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.



Notary Public



EXHBIT A

**REPLAT OF LOT 42 OF THE HIGHLANDS SUBDIVISION UNIT FOUR-A,
BEING A 1.29 ACRE TRACT OF LAND, ESTABLISHING LOT 42E, OF THE
DESCRIBED IN AN INSTRUMENT, RECORDED IN SHEET 410-B, NEW
PLAT CABINET, MAP AND PLAT RECORDS, ATASCOSA COUNTY, TEXAS**

FILED FOR RECORD

2025 JUL 10 PM 1:38

**TERESA CARRASCO
ATASCOSA COUNTY CLERK**

BY LC DEPUTY

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Theresa Carrasco

Theresa Carrasco, County Clerk

Atascosa County Texas

July 10, 2025 01:43:59 PM

FEE: \$33.00

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