

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF ATASCOSA *

Date: October 7, 2025

Deed of Trust:

Date: August 15, 2024

Grantor: Hector Nerio and Rosa M. Rodriguez-Nerio, 10026 Terrace Park, San Antonio, Texas 78250

Beneficiary: 2M Tierra, LLC, a Texas Limited Liability Company, PO Box 1249, San Marcos, Texas 78667-1249

Recorded under Clerks Document Number 245369, Official Public Records, Atascosa County, Texas.

Property:

Being 15.01 acres, more or less, (known as Tract 1), being situated about 18.3 miles N 22° W of Jourdanton in Atascosa County, Texas and being more fully described as Attached A in a Deed of Trust filed under clerks file number 245369 in the Official Public Records of Atascosa County, Texas

AND

Being 10.01 acres, more or less, (known as Tract 2), being situated about 18.3 miles N 22° W of Jourdanton in Atascosa County, Texas and being more fully described as Attached B in a Deed of Trust filed under clerks file number 245369 in the Official Public Records of Atascosa County, Texas

Date of Sale: November 4, 2025

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, Texas 78026

Designated Area: At the West porch to the Atascosa County Courthouse in Atascosa County, Texas, Or, if the preceding area(s) designated by the Atascosa County Commissioner's is/are no longer the area(s) designated, at the area most recently designated by the Atascosa County Commissioner's Court.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Dean Murphy, or Gordon Murphy or Timothy Murphy or Gillian Calley

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115

FILED 11:07 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

OCT - 9 2025

BY  ATASCOSA COUNTY, TEXAS DEPUTY