

NOTICE OF TRUSTEE'S SALE

Date: 10/10/2025

Deed of Trust, Security Agreement, Assignment of Rents and Financing Statement ("Deed of Trust"):

Date: 4/21/2025

Trustor: Sandra Mauricio

Trustee: Andrew Moon

Lender/Beneficiary: Ferret Corporation, an Oklahoma Corporation

Recording Information: Recorded in the real property records of Atascosa County, Texas as Document # 251631

Property: Being the West or Northwest One-Half of Lot Number 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. Commonly known as: 19428 Prairie St in Lytle, Atascosa County, Texas.

A.P.N.: 02525-00-006-001001

Property To Be Sold. The property to be sold (the "Property") is described above.

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: 11/4/2025

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: The sale will take place at Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, TX 78026, or as designated by the Commissioner's Court of said County.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Texas Property Code.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all modifications of the Deed of Trust.

Default and Request To Act: Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Trustee, to conduct this sale.

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.

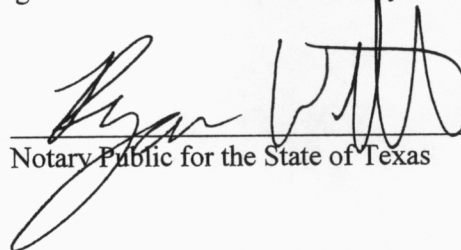
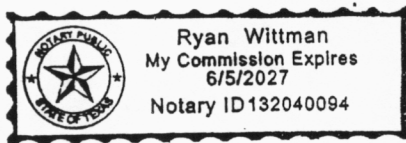
DATED 10/10/2025



Andrew J. Moon, Trustee
10010 San Pedro Ave, Ste 120
San Antonio, TX 78216
O: 210.942.2500
F: 210.899.0971

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 10th day of October, 2025, by Andrew Moon.


Notary Public for the State of Texas

FILED 10:41 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

OCT 10 2025

ATASCOSA COUNTY, TEXAS
BY  DEPUTY