

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

10/14/2025

Original Deed of Trust

Date: October 25, 2022

Grantor(s): Eliazar Tapia Valle & Nereyda Elizabeth Damas Jimenez

Recording Location
of Deed of Trust: Document: 229337 in the Atascosa County Real Property Records

Named Trustee: Shannon L. Stephen

CREDITOR/
BENEFICIARY: Fair Oaks Land Trust
P.O. Box 171174
San Antonio, TX 78217

Property Description:

Tract 1: Tracts 36, Unit One, Oakridge Acres, situated in Atascosa County, Texas, according to plat recorded in Volume 4, Page 43, Plat Records of Atascosa County, Texas

More Commonly Known as: Lot 36, Oak Ridge, Somerset, TX 78069

SALE INFORMATION

Date of Sale: Tuesday, November 4, 2025

Earliest Time Sale Will Begin: 10:00 a.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

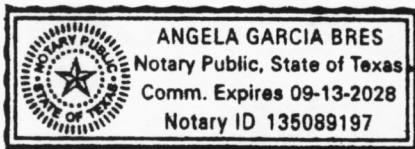
IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

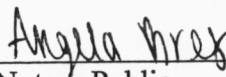
WHEREAS, IN MY CAPACITY AS ATTORNEY FOR THE MORTGAGEE OR MORTGAGE SERVICER PURSUANT TO SECTION 51.0076 OF THE TEXAS PROPERTY CODE. I HEREBY APPOINT AND DESIGNATE DANIEL F. BURKE JR, KEVIN P. BURKE, MICHAEL HELLUMS, NATHAN THOMPSON, PATRICK MAHAFFEY, MICHAEL POWELL OR JUAN FUENTES AS SUBSTITUTE TRUSTEE.



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

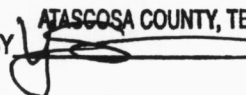
This instrument was acknowledged before me by Kevin P. Burke, who executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.




Notary Public

FILED 8:54 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

OCT 14 2025

ATASCOSA COUNTY, TEXAS
BY  DEPUTY