

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

8/7/2026

Original Deed of Trust

Date: July 25, 2024

Grantor(s): Jose Catarino Martinez Hernandez and Angelica Diaz Lopez

Recording Location
of Deed of Trust: Documents: 244644 in the
Atascosa County Real Property Records

Named Trustee: Marilyn Gonzalez

CREDITOR/
BENEFICIARY: 24470 Trumbo Land Trust
P.O. Box 171174
San Antonio, Texas 78217

Property Description:

REPLAT OF LOT NINE (9), BLOCK ONE (1), OF THE KOOL OASIS SUBDIVISION, UNIT NUMBER ONE (1), BEING A 0.78 ACRE TRACT OF LAND, ESTABLISHING LOT 9B, DESCRIBED IN AN INSTRUMENT RECORDED IN SHEET 446-B, NEW PLAT CABINET, MAP AND PLAT RECORDS, ATASCOSA COUNTY, TEXAS

More commonly known as: 24478 Trumbo Rd, San Antonio, Texas 78264

SALE INFORMATION

Date of Sale: Tuesday, September 1, 2026

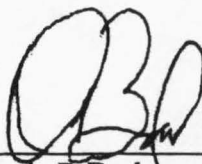
Earliest Time Sale Will Begin: 10:00 a.m. local time

Place of Sale of Property: The Atascosa County Courthouse or as designated by the County Commissioners

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.

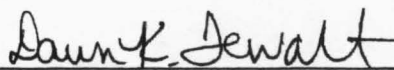
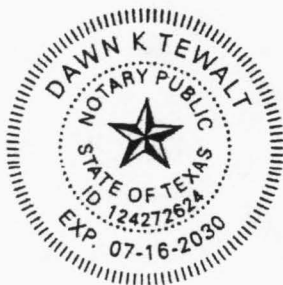
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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, ANDREW PETROWSKI AND TEXAS FORECLOSURE SPECIALISTS, LLC AS SUBSTITUTE TRUSTEE.



Kevin P. Burke
Attorney at Law
8531 N New Braunfels Ave, Ste 209
San Antonio, Texas 78217

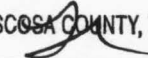
This instrument was acknowledged before me by Kevin P. Burke, on August 7, 2026, who executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.



Notary Public

FILED 2:47 O'CLOCK p M
THERESA CARRASCO COUNTRY CLERK

AUG 10 2026

ATASCOSA COUNTY, TEXAS
BY  DEPUTY