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2 pgs
NO



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

9/9/2026

Original Deed of Trust

Date: January 17, 2025

Grantor(s): Monica Romero Gamez

Recording Location
of Deed of Trust: Document: 249027 in the Atascosa County Real Property Records

Named Trustee: Daniel F. Burke, Jr.

CREDITOR/
BENEFICIARY: Texas T&P Holdings, LLC
P.O. Box 171174
San Antonio, TX 78217

Property Description:

LOT 3, COUNTRY MEADOWS SUBDIVISION, ATASCOSA COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT THEREOF RECORDED AS DOCUMENT NUMBER 202300029, SHEET 419-A NPC, OF THE MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.

More Commonly Known as: 550 Meadows Rd, Poteet, TX 78065

SALE INFORMATION

Date of Sale: Tuesday, October 6, 2026

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

Place of Sale of Property: The South Entrance to 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 six (6) hours after that time.

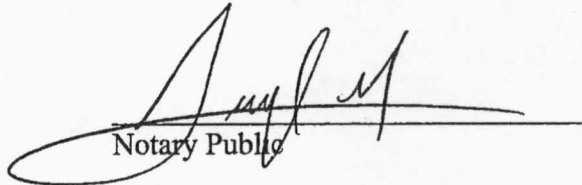
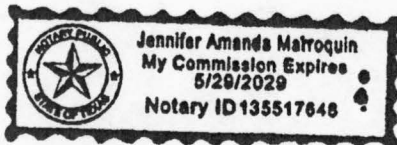
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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, MICHAEL HELSUMS, KEVIN P. BURKE, ANDREW PETROWSKI AND TEXAS FORECLOSURE SPECIALISTS, LLC AS SUBSTITUTE TRUSTEE. CERTIFIED FUNDS MUST BE MADE OUT TO TEXAS FORECLOSURE SPECIALISTS, LLC.

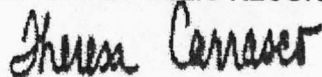


Kevin P. Burke
Attorney at Law
8531 N New Braunfels Ave, Ste 209
San Antonio, TX 78217

This instrument was acknowledged before me by Kevin P. Burke, on September 9, 2026, who executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.


Notary Public

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



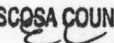
Theresa Carrasco, County Clerk
Atascosa County Texas

September 09, 2026 03:19:15 PM

FEE: \$29.00 ECASTILLO 264823
NO

FILED 3:09 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

SEP 9 2026

ATASCOSA COUNTY, TEXAS
BY  DEPUTY