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THERESA CARRASCO COUNTRY CLERK

SEP 15 2026

ATASCOSA COUNTY, TEXAS
BY ______ DEPUTY

Notice of Foreclosure Sale

November 3 , 2026

Deed of Trust for Payment of Ad Valorem Taxes ("Deed of Trust")

Dated:	November 3, 2026
Grantor:	Seferino R. Losoya
Substitute Trustee:	Ruth C. McLane
Lender:	Liberty Capital Corporation
Recorded in:	February 26, 2008 of the real property records of Atascosa County, Texas
Legal Description:	ABS 364, 369 AND 924, Lot 246, Palo Alto Subdivision, Unit 2, label #RAD1238988/9, ALSO KNOWN AS Palo Alto Unit 11, Block 2, Lot 246, Label #RAD1238988/9, Situated in Atascosa County, Texas, as per map or plat of said subdivision recorded on sheet 85-A, new plat cabinet, plat records, Atascosa County Texas. More commonly known as 13205 Palo Alto Drive, Von Ormy, Atascosa County, Texas 78073. Account: 20364-001-2460 and Property ID# R27445.
Secures:	Ad Valorem Tax Lien Note ("Note") in the original principal amount of $4,821.98 executed by Seferino R. Losoya ("Borrower") and payable to the order of Liberty Capital Corporation
Original Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto
Property:	The Original Property
Substitute Trustee:	Ruth C. McLane
Substitute Trustee: Address	14855 Blanco Road, Suite 435, San Antonio, Texas 78216
Foreclosure Sale:	

Date: November 3, 2026

Time: The sale of the Property will be held between the hours of 10:00a.m. and 11:00a.m. local time, **the earliest time at which the Foreclosure Sale will begin at 10:00a.m. and no later than one hour thereafter.**

Place: Atascosa County Courthouse, 1 Courthouse, Courthouse Circle Dr., Jourdanton, Atascosa County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Liberty Capital Corporation's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Liberty Capital Corporation, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Liberty Capital Corporation's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Liberty Capital Corporation's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Liberty Capital Corporation passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 th eForeclosure 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. For the avoidance of doubt, the foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed Trust by Liberty Capital Corporation. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.007 (a) of the Texas Property Code, Substitute Trustees reserve the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustees.

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.

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 MORTGAGE OR MORTGAGE SERVICER.

RUTH C. MCLANE
Attorney for Liberty Capital Corporation

STATE OF TEXAS)
)
COUNTY OF BEXAR)

The undersigned RUTH C. MCLANE, appeared by the undersigned authority and swore the information is true and correct to the best of her knowledge.

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, by RUTH C. MCLANE, on this the 3rd day of September 2026, to certify which witness my hand and seal of office.

NOTARY PUBLIC STATE OF TEXAS
DAVID LAWRENCE MCLANE
Notary Public, State of Texas
Comm. Expires 10-25-2029
Notary ID 125474030

Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk
Atascosa County Texas
September 15, 2026 08:56:48 AM
FEE: $33.00 SMUNOZ 264956
NO