FILED 8:44 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

NOTICE OF FORECLOSURE SALE

OCT 13 2026

ATASCOSA COUNTY, TEXAS
BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated:	May 23, 2023
Grantor:	MARIA E. LARA
Trustee:	ERIC A. GARDNER
Lender:	TEXAS ASSOCIATIONS OF PROFESSIONALS FCU
Recorded in:	Document No. 234160 of the real property records of Atascosa County, Texas
Legal Description:	Lot 121, Block 1, Amending Plat of the Granberg Subdivision, Atascosa County, Texas, as per plat of record on Sheet 377A (NPC), Map and Plat Records of Atascosa County, Texas; commonly known as 193 E. Medium Meadow Dr., Lytle, TX
Secures:	Promissory Note ("Note") in the original principal amount of $136,000.00, executed by MARIA E. LARA ("Borrower") and payable to the order of Lender

Substitute Trustee: Kevin H Berry
Substitute Trustee's Address: 242 W Sunset Rd Ste 201, San Antonio, TX, 78209

Foreclosure Sale:

Date: Tuesday, November 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 o'clock p.m. and not later than three hours thereafter.

Place: West Porch of the Atascosa County Courthouse, Jourdanton, Texas; or at such other location as may be designated by the commissioners' court for such sales.

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 TEXAS ASSOCIATIONS OF PROFESSIONALS FCU's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

THOSE DESIRING TO BID AND PURCHASE THE PROPERTY WILL NEED TO DEMONSTRATE THEIR ABILITY TO PAY THEIR BID IMMEDIATELY BY CASHIER'S CHECK MADE PAYABLE TO THE ORDER OF THE UNDERSIGNED TRUSTEE. NO THIRD-PARTY CASHIER'S CHECKS WILL BE ACCEPTED.

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, TEXAS ASSOCIATIONS OF PROFESSIONALS FCU, 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 TEXAS ASSOCIATIONS OF PROFESSIONALS FCU's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS ASSOCIATIONS OF PROFESSIONALS FCU'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 TEXAS ASSOCIATIONS OF PROFESSIONALS FCU 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 the Foreclosure 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 of Trust by TEXAS ASSOCIATIONS OF PROFESSIONALS FCU. 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 51.0075(a) of the Texas Property Code, Substitute Trustee reserves 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 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 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 MORTGAGEE OR MORTGAGE SERVICER.

KEVIN H. BERRY
Attorney and Substitute Trustee for Mortgagee
242 W Sunset Rd Ste 201
San Antonio, TX 78209
Telephone (210) 944-1144