FILED 11:36 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

NOV 10 2026

ATASCOSA COUNTY, TEXAS
BY EC DEPUTY

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: November 6, 2026

Substitute Trustee: Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez

Mortgagee: Texas Rural Capital LLC

Mortgagee's Address: PO Box 670747, Dallas, TX 75367

Note: Note dated June 16, 2017, in the amount of $34,000.00

Deed of Trust:

Date: June 16, 2017

Grantor: Roland Cruz Ramos

Mortgagee: Texas Rural Capital LLC

Recording Information: As recorded in Document No. 180133 and subsequently transferred to Texas Rural Capital LLC under Document No.180782, both filed in the official public records of Atascosa County, Texas

Property (including any improvements): Lot 9, THE HIGHLANDS UNIT 6, Atascosa County, Texas, as per Plat of record on Sheet 220A NPC), Map and Plat Records of Atascosa County, Texas

Also known as 275 Michael Road, Poteet, TX 78065

County: Atascosa

Date of Sale: (first Tuesday of month) December 1, 2026

Time of Sale: 12pm-3pm

Place of Sale: THE WEST PORCH OF THE COURTHOUSE ENTRANCE: NEW LOCATION PASSED 7/14/2003 EFFECTIVE 8/15/2003 BEING THE WEST PORCH OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez

WHERAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 1, 2026, between twelve o'clock pm and three o'clock pm and beginning not earlier than 12:00 pm or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

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

Lupe Vasquez, Loss Mitigation,
SecureNet Services, LLC

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 11-10-2026

Cassie Martin
NAME

Cassie Martin
AS SUBSTITUTE TRUSTEE