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

11/9/2026

Original Deed of Trust

Date:	March 17, 2026
Grantor(s):	Leslie Rubio Saucedo
Recording Location of Deed of Trust:	Documents: 259803 in the Atascosa County Real Property Records
Named Trustee:	Daniel F. Burke, Jr.
CREDITOR/ BENEFICIARY:	SAFE MORTGAGE SERVICES INC 681 Cherrywood Dr Prosper, TX 75078

Property Description:

Lot 28, Cowboy Crossing Subdivision, Unit 1, as shown by Plat of said Subdivision duly recorded in the office of the County Clerk of Atascosa County, Texas, in the New Plat Cabinet Records, Page 214-B, Plat Records of Atascosa County, Texas.

More commonly known as: 1005 Spur Ridge, San Antonio, TX 78264

SALE INFORMATION

Date of Sale:	Tuesday, December 1, 2026
Earliest Time Sale Will Begin:	1:00 p.m. local time
Place of Sale of Property:	The Atascosa County Courthouse or as designated by the Atascosa County Commissioner's Court

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, NATHAN THOMPSON, PATRICK MAHAFFEY, MICHAEL POWELL, JUAN FUENTES AND ANDREW PETROWSKI AS SUBSTITUTE TRUSTEE. CASHIER'S CHECKS MUST BE MADE PAYABLE 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 on November 9, 2026, by Kevin P. Burke, who executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

Notary Public

Michael Miles Hellums
My Commission Expires
10/15/2028
Notary ID135129974

FILED 2:38 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

NOV - 9 2026

ATASCOSA COUNTY, TEXAS
BY _____ DEPUTY