

FILED FOR RECORD

2024 OCT 15 PM 12:13

THERESA CARRASCO  
ATASCOSA COUNTY CLERK

BY K.S. DEPUTY

**NOTICE OF FORECLOSURE SALE**

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.

**Date:** October 15, 2024

**Deed of Trust ("Deed of Trust"):**

**Date:** March 31, 2014  
**Grantor:** Juan Emilio Taborda and Yolanda Margarita Mota  
**Trustee:** Lucio G. Valdez  
**Beneficiary:** Rogelio Abrego and Roxanne Herrera  
**Recorded As:** Doc. No. 245204 in the Official Public Records of Atascosa County, Texas.

**Substitute Trustee:** Nathan C. Cace/Abigail Ramos/Matthew Cowart

**Promissory Note ("Note"):**

**Date:** March 31 2014  
**Borrower:** Juan Emilio Taborda and Yolanda Margarita Mota  
**Lender:** Rogelio Abrego and Roxanne Herrera  
**Original Principal Amount:** \$57,000.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**TRACT #3 OF THE HIGHLAND HILLS SUBDIVISION, ATASCOSA COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF IN THE MAP OR PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, November 5, 2024

**Time:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.

**Place:** At the place designated by the Atascosa County Commissioners to conduct non-judicial foreclosure sales.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, Fax (210) 579-2023, email: Nathan@CaceLaw.Com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

**DATED** October 15, 2024

  
Abigail Ramos, Substitute Trustee  
c/o Nathan C. Cace  
Texas Bar No. 24055246  
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San Antonio, Texas 78216  
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