

IN THE UNITED STATES DISTRICT COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
SAN ANTONIO DIVISION

FILED FOR RECORD

2025 FEB -6 AM 11:21

THERESA CARRASCO  
ATASCOSA COUNTY CLERK

BY ys DEPUTY

SOUTHWEST STAGE FUNDING, LLC §  
DBA CASCADE FINANCIAL SERVICES, §  
PLAINTIFF, §

CIVIL ACTION NO. 5:24-CV-644-FB

v. §

MARIO GUTIERREZ, ET AL., §  
DEFENDANTS. §

NOTICE OF SALE

Notice is hereby given that PURSUANT TO THAT ONE CERTAIN Default Judgment dated the 13th day of November, 2024 (the "Final Judgment"), signed by the Judge, Fred Biery United States District Judge for the Western District of Texas, The U.S. Marshal of the Western District of Texas, has been directed to sell at Public Sale, the following described property located at 1005 Spur Ridge San Antonio, Texas 78264 (the "Property"), situated in Atascosa County, Texas and more particularly described as:

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.

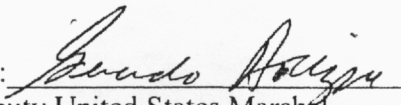
Pursuant to the Order, the U.S. Marshals Service will on March 4, 2025 at 10 A.M. or within (3) hours thereafter, in the area outside the west porch of the Atascosa County Courthouse or as Designated by the Atascosa County Commissioners, offer for sale and sell to the highest bidder the property, together with all improvements thereon. The conditions of the sale for the property is that the purchaser shall be required to deposit with the U.S. Marshal a minimum of ten percent (10%) of the amount of the bid by certified check, payable to the United States Marshals Service, at the time of Sale. The balance of the purchase price shall be tendered to the U.S. Marshal by the successful bidder within two (2) days following the date of sale in the form of a certified check, payable to the United States Marshals Service at US Federal Courthouse, US Clerks Office, 262 W. Nueva St, San Antonio, TX 78027. In the event the purchaser fails to fulfill this requirement, the deposit made by her shall be forfeited and applied to the expenses of sale and the Property shall

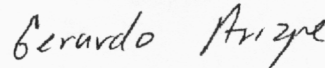
be re-offered for sale with the cost of such additional advertising and sale to be deducted from the deposit forfeited by said purchaser. Upon receipt of the entire purchase price, the United States Marshal's Service shall execute and deliver a deed conveying the Property "as is" without any warranties expressed or implied and subject to any and all encumbrances to the successful bidder. Any questions regarding the Property can directed to The United States Marshal Service, 262 W. Nueva St. San Antonio, Tx 780207 210-332-6800.

Dated this 28<sup>th</sup> day of January 2025.

A handwritten signature in black ink, appearing to be "J. M. A.", written in a cursive style.

UNITED STATES MARSHAL  
WESTERN DISTRICT OF TEXAS

BY:   
Deputy United States Marshal  
Western District of Texas

Gerardo Arizpe