

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

7/9/2026

Original Deed of Trust

Date: May 19, 2023

Grantor(s): Lizbeth Gonzalez Robles and Jesus Christian Guerrero-Ramirez

Recording Location
of Deed of Trust: Document: 2023006941 in the Medina County Real Property
Records

Named Trustee: Shannon L. Stephen

CREDITOR/
BENEFICIARY: 310 CR 3823 Land Trust
P.O. Box 171174
San Antonio, TX 78217

Property Description:

Lot 79, Block 1, West View Subdivision, Unit One, in Medina County, Texas, Plat record in Volume 7, Pages 399-405, Medina County Plat Records.

More commonly known as: 310 CR 3823, San Antonio, Texas 78253

SALE INFORMATION

Date of Sale: Tuesday, August 4, 2026

Earliest Time Sale Will Begin: 10:00 a.m. local time

Place of Sale of Property: The Medina County Courthouse or as designated by the
County Commissioners

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.

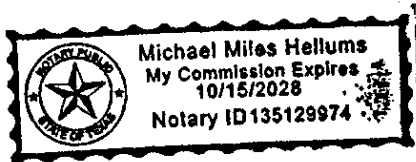
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 OR JUAN FUENTES AS SUBSTITUTE TRUSTEE.



Kevin P. Burke
Attorney at Law
8531 N New Braunfels Ave, Ste 209
San Antonio, Texas 78217

This instrument was acknowledged before me by Kevin P. Burke, on July 9, 2026, who executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.


Notary Public
07/09/26



VG-42-2026-26-000143

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 26-000143

Foreclosure Posting

Recorded On: July 10, 2026 11:21 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

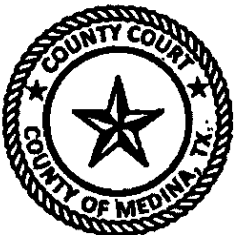
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000143
Receipt Number: 20260710000026
Recorded Date/Time: July 10, 2026 11:21 AM
User: Ruby G
Station: ccscan1.medinacounty.local

Record and Return To:

DANIEL BURKE



STATE OF TEXAS

Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX