NOTICE OF SUBSTITUTE TRUSTEE'S 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.

Matter No.: 136780-TX

Date: June 24, 2025

County where Real Property is Located: Maverick

ORIGINAL MORTGAGOR:	LEONARDO ACOSTA AND EDITH A. ACOSTA
ORIGINAL MORTGAGEE:	UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
CURRENT MORTGAGEE:	United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
MORTGAGE SERVICER:	Dawson's Management - USDA

DEED OF TRUST DATED 2/7/2011, RECORDING INFORMATION: Recorded on 2/7/2011, as Instrument No. 164046 in Book 1275 Page 243, re-recorded on 03/07/2011 as Instrument No. 164449

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 25, IN BLOCK 1, FOX BOROUGH SUBDIVISION, UNIT 2, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 2 WHICH IS OF RECORD IN ENVELOPE 296, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/5/2025,** the foreclosure sale will be conducted in **Maverick** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage Servicer, is representing the Mortgagee, whose address is:

United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
c/o Dawson's Management - USDA
3775 Ventura Drive

FILED
AT 2:40 O'CLOCK P M

JUN 26 2025

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By M Herrera Deputy

4846781

AP NOS/SOT 08212019

Matter No.: 136780-TX

Duluth, GA 30096

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE CALVIN SPEER, WAYNE DAUGHTREY, BOB FRISCH, JODI STEEN, JANICE STONER, JO WOOLSEY, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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 duty military service to the sender of this notice immediately.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Calvin Speer

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036