

FILED FOR RECORD
at 3:25 o'clock P.M

APR 09 2026

Ricardo Alvarado
COUNTY & DISTRICT CLERK, KINNEY CO.
Ricardo Alvarado Deputy

26-00788
101 RM 2804, BRACKETTVILLE, TX 78832

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated May 11, 2023 and recorded on May 17, 2023 at Instrument Number 00000077899 in the real property records of KINNEY County, Texas, which contains a power of sale.
- Sale Information: June 2, 2026, at 1:00 PM, or not later than three hours thereafter, at the main entrance of the Kinney County Courthouse, facing James Street on the northeast side of the building, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by VICTOR DANIEL VALLEY JR AND CRYSTAL ANN DE LEON secures the repayment of a Note dated May 11, 2023 in the amount of \$373,117.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o M&T Bank, One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current mortgagee of the Deed of Trust and Note and M&T Bank is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.




4871056

/s/Corey Lewis

Corey Lewis, Attorney at Law
Texas Bar No. 24134172
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De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Phone: (954) 453-0365
Fax: (469) 518-4972


Substitute Trustee(s): Bertha Cardenas, Berthaliz
Cardenas, Calvin Speer, Wendy Speer, Melody Speer,
Daniel McQuade, Auction.com LLC||Calvin Speer,
Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Bertha Cardenas, declare under penalty of perjury that on the 9th day of April, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of KINNEY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

METES AND BOUNDS

Being 4.808 acres of land, more or less, out of the Joseph Zimmerman Survey No. 286, Abstract 613, Kinney County, Texas and being that same property described in Warranty Deed recorded in Volume A-131, Page 281, Official Public Records, Kinney County, Texas, said 4.808 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (monument of record dignity) for the West corner of this 4.808 acres, same being the North corner of the Carlos R. Febres 9.83 acres (Document No. 59345) and on the East Right-of-Way line of R.M. Highway No. 2804, same also being the **POINT OF BEGINNING**;

THENCE along the East Right-of-Way line of said R.M. Highway No. 2804, North 20 degrees 25 minutes 24 seconds East (called North 18 degrees 38 minutes East), a distance of 383.17 feet (called 383.24 feet) to a 1/2 inch iron rod found for the North corner of this 4.808 acres, same being the East corner of the Albert Flores, Jr., et ux, 9.806 acres (Document No. 74810);

THENCE along the line common to this 4.808 acres and said Flores 9.806 acres, South 57 degrees 00 minutes 44 seconds East (called South 58 degrees 00 minutes East), a distance of 601.70 feet (called 628.43 feet) to a point for the East corner of this 4.808 acres, same being the North corner of the Albert A. Flores, et ux, 2.50 acres (Document No. 70063);

THENCE along the line common to this 4.808 acres and said Flores 2.50 acres, South 32 degrees 59 minutes 16 seconds West (called South 32 degrees 00 minutes West), a distance of 374.00 feet (called 372.85 feet) to a point for the South corner of this 4.808 acres, same the West corner of the Belinda F. De Hoyos 2.50 acres (Volume A-133, Page 705), and on the northeast boundary line of said Febres 9.83 acres;

THENCE along the line common to this 4.808 acres and said Febres 9.83 acres, North 57 degrees 00 minutes 44 seconds West (called North 58 degrees 00 minutes West), a distance of 518.35 feet (called 539.83 feet) to the **POINT OF BEGINNING**, and containing 4.808 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 5, 2020



EXHIBIT "A"