

POSTED:  
6/30/2020  
AT 3:00 P.M.  
ZONIA G. MORALES  
COUNTY AND DISTRICT CLERK  
JIM HOGG COUNTY, TEXAS  
BY *[Signature]* DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** June 25<sup>th</sup>, 2020

**Trustee:** Matthew K. Franklin

**Mortgagee:** The Estate of Robbie Lynn DeSpain, Deceased

**Lien/Note:** Warranty Deed with Vendor's Lien dated February 1, 2010 from Ethelyn A. Colwell, as Grantor, to Karmen Y. Canales, as Grantee, recorded in Vol. 97, Pg. 612, Official Public Records, Jim Hogg County, Texas; Promissory Note dated February 1, 2010, in the principal amount of Twenty-Four Thousand and No/100 Dollars (\$24,000.00), executed by Karmen Y. Canales and payable to the order of Ethelyn A. Colwell; Transfer of Note and Lien dated January 7, 2016, from Sally Colwell Griesenbeck, Independent Executor of the Estate of Ethelyn A. Colwell, Deceased, to Robbie Lynn DeSpain, recorded in Vol. 125, Pg. 363, Official Public Records, Jim Hogg County, Texas.

**Deed of Trust**

**Date:** February 1, 2011

**Grantor:** KARMEN Y. CANALES

**Mortgagee:** ETHELYN A. COLWELL

**Recording information:** Volume 97, Page 614, Official Public Records, Jim Hogg County, Texas.

**Property:**

BEING Lot Number Seven (7), Block Number One (1), W.T. ACKLEN SUBDIVISION, FARM BLOCK SIXTEEN (16), KOHLER'S ADDITION, Hebronville, Jim Hogg County, Texas, according to the plat recorded in Vol. 178, Pg. 166, Deed Records, Jim Hogg County, Texas.

**County:** Jim Hogg

**Substitute Trustee's Name:** Matthew K. Franklin

**Substitute Trustee's Address:** 120 Preston Street, Pleasanton, Atascosa County, TX 78064

**Date of Sale (first Tuesday of month):** August 3, 2020

**Time of Sale:** Between 10am – 1pm

**Place of Sale:** On the front steps of the County Courthouse in the City of Hebronville, Jim Hogg County, Texas.

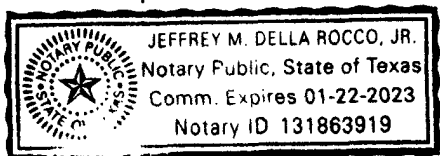
**MORTGAGEE HAS INSTRUCTED SUBSTITUTE TRUSTEE TO OFFER THE PROPERTY FOR SALE TOWARD THE SATISFACTION OF THE NOTE.**

**NOTICE IS GIVEN THAT ON THE DATE OF SALE, SUBSTITUTE TRUSTEE WILL OFFER THE PROPERTY FOR SALE AT PUBLIC AUCTION AT THE PLACE OF SALE, TO THE HIGHEST BIDDER FOR CASH, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. THE EARLIEST TIME THE SALE WILL OCCUR IS THE TIME OF SALE, AND THE SALE WILL BE CONDUCTED NO LATER THAN THREE HOURS THEREAFTER.**

*[Signature]*  
MATTHEW K. FRANKLIN

THE STATE OF TEXAS :

The foregoing instrument was acknowledged before me on this the 25<sup>th</sup> day of June, 2020 by Matthew K. Franklin in the capacity therein stated.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS



\*VG-13-2020-86625\*

**Jim Hogg County**  
**Zonia G. Morales**  
Jim Hogg County Clerk

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**Instrument Number: 86625**

Real Property Recordings

Recorded On: June 30, 2020 03:11 PM

Number of Pages: 2

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**" Examined and Charged as Follows: "**

Total Recording: \$26.00

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**\*\*\*\*\* 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: 86625  
Receipt Number: 20200630000002  
Recorded Date/Time: June 30, 2020 03:11 PM  
User: Zoila R  
Station: Zoila's Workstation

**Record and Return To:**

THE LAW OFFICE OF MATTHEW K FRANKLIN  
120 PRESTON STREET  
PLEASANTON TX 78064



**STATE OF TEXAS**  
**Jim Hogg 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 Jim Hogg County, Texas**

Zonia G. Morales  
Jim Hogg County Clerk  
Jim Hogg County, TX

*Zonia G. Morales*