

3/11/25 POSTED:  
AT 3:25 P. M.  
ZONIA G. MORALES  
COUNTY AND DISTRICT CLERK  
JIM HOGG COUNTY, TEXAS  
BY Monica B. [Signature] DEPUTY

## NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS       §  
                                     §   KNOW ALL PEOPLE BY THESE PRESENTS:  
COUNTY OF JIM HOGG     §

The undersigned has been appointed as one of the substitute trustees to foreclose the following described Deed of Trust lien. The original deed of trust was executed by Cepeda Drywall, LLC., a Texas limited liability company to Richard Melamed, Trustee. It was dated May 6, 2022, and executed for the benefit of the Beneficiary, Javed Ashraf and Birjees Ashraf. The deed of trust was duly recorded under Document No. 2022-88150 of the Official Records, Jim Hogg County, Texas and corrected by instrument recorded under Instrument No. 89971, of the Official Records, Jim Hogg County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$1,000,000.00. Default has occurred under the note and deed of trust.

Either I, or Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Connie Cobb, Constance Lewis, Clyde Cobb or Adolfo Rodriguez will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, foreclose the deed of trust lien and sell the property (together or in separate parcels) on **Tuesday, April 1, 2025** (that being the first Tuesday of said month). The sale will be at public auction to the highest bidder for cash, (however, the beneficiary will be allowed to make a credit bids). The sale will be held in the area designated by the County Commissioners Court for deed of trust foreclosures, at the hour of 11:00 a.m. or within three hours thereafter of that day. The property is described as follows:

Being the North One-half (N. ½) of Lot One (1); the North One-half (N. ½) of the East one-half (E ½) of Lot No. Two (2); the West One-Half (W ½) of Lot No. Two (2); and all of Lots Nos. Three (3), Four (4), Five (5) and Six (6), in Block A, in the Viggo Kohler Addition to the town of Hebbbronville, Jim Hogg County, Texas, as per map or plat of said addition of record in the office of the County Clerk of Jim Hogg County, Texas, to which reference is herein made for descriptive purposes, along with all improvements, hereditaments, and appurtenances thereto.

EXECUTED on March 3, 2025



Richard Melamed

Richard Melamed, Trustee  
P.O. Box 3130  
Bellaire, Texas 77401  
(713) 884-0104  
[rm@rmatty.com](mailto:rm@rmatty.com)



4837224