

POSTED:
3/27/25
AT 1:46 P. M.
ZONIA G. MORALES
COUNTY AND DISTRICT CLERK
JIM HOGG COUNTY, TEXAS
BY *Monia Duke* DEPUTY

46 Rodriguez Ln, Hebbbronville, TX 78361

25-001032

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 05/06/2025

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Jim Hogg County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 5/15/2020 and recorded in the real property records of Jim Hogg County, TX and is recorded under Clerk's File/Instrument Number 2020-86497, with Rochelle Lynette Reyna (grantor(s)) and United States of America acting through the Rural Housing Service or Successor agency, United States Department of Agriculture mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rochelle Lynette Reyna, securing the payment of the indebtedness in the original amount of \$204,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Secretary, United States Department of Agriculture, Rural Development is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. A 0.5 ACRE TRACT OF LAND, OUT OF BEING OUT OF AN ORIGINAL CALLED 14.57 ACRE TRACT, SAID 14.57 CONVEYED TO CORANDO PENA, AS PER VOLUME 43, PAGE 235, OFFICIAL PUBLIC RECORDS OF JIM HOGG COUNTY, TEXAS, AND BEING SITUATED IN ABSTRACT 356, SIMON DE HINOJOSA - NORIECITAS GRANT, JIM HOGG COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING FENCE CORNER WOODEN POST BEING THE SOUTHEAST CORNER OF SAID 14.57 ACRE TRACT; THENCE, N 00 DEG. 59 MIN. 25 SEC. E, 100.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "GUERRA - LAREDO, TX", TO THE POINT OF BEGINNING AND SOUTHEAST CORNER HEREOF;

THENCE, N 89 DEG. 00 MIN. 35 SEC. W, A DISTANCE OF 150.00 FEET, ALONG THE SOUTH LINE HEREOF, TO A SET 1/2 INCH IRON ROD WITH STAMPED YELLOW CAP, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 00 DEG. 59 MIN. 25 SEC. E, A DISTANCE OF 150.00 FEET, ALONG THE WEST LINE HEREOF, TO A SET 1/2 INCH IRON ROD WITH STAMPED YELLOW CAP, FOR THE NORTHWEST CORNER HEREOF;



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THENCE, S 89 DEG. 00 MIN. 35 SEC. E, A DISTANCE OF 156.16 FEET, ALONG THE NORTH LINE
HEREOF, TO A SET 1/2 INCH IRON ROD WITH STAMPED YELLOW CAP, FOR THE NORTHEAST
CORNER HEREOF;

THENCE, S 08 DEG. 18 MIN. 55 SEC. W, A DISTANCE OF 48.34 FEET, ALONG THE EAST LINE HEREOF,
SAME BEING THE WEST RIGHT-OF-WAY LINE OF RODRIGUEZ LANE (60 FOOT ROW), TO A SET 1/2
INCH IRON ROD WITH STAMPED YELLOW CAP, FOR AN INTERIOR CORNER HEREOF;

THENCE, S 00 DEG. 59 MIN. 25 SEC. W, A DISTANCE OF 102.06 FEET, ALONG THE EAST LINE HEREOF,
SAME BEING THE WEST RIGHT-OF-WAY LINE OF RODRIGUEZ LANE, TO THE POINT OF BEGINNING
OF THIS 0.5 ACRE TRACT OF LAND.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Dawson's Realty & Mortgages, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Secretary, United States Department of Agriculture, Rural Development
1293 Whisperwood Lane
Lawrenceville, GA 30043


SUBSTITUTE TRUSTEE

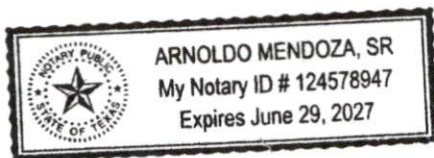
Sandra Mendoza, Arnold Mendoza, Alexis Mendoza,
Connie Cobb, Constance Lewis, Clyde Cobb, Adolfo
Rodriguez OR AUCTION.COM OR Kirk Schwartz,
Esq. or Carson Emmons, Esq. c/o Albertelli Law

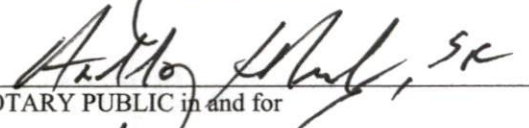
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Sandra Mendoza, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of March, 2025.



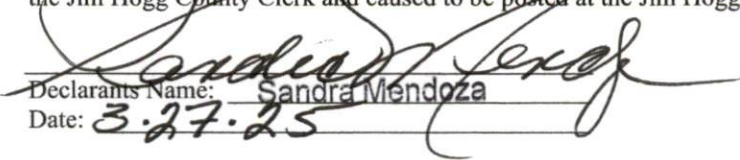

NOTARY PUBLIC in and for

NUECES COUNTY
My commission expires: 6-29-27

Print Name of Notary:
Arnolando Mendoza, Sr

CERTIFICATE OF POSTING

My name is Sandra Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-27-25 I filed at the office of the Jim Hogg County Clerk and caused to be posted at the Jim Hogg County courthouse this notice of sale.


Declarant's Name: Sandra Mendoza
Date: 3-27-25