

POSTED:
10/9/25
AT 8:43 A.M.
ZONIA G. MORALES
COUNTY AND DISTRICT CLERK
JIM HOGG COUNTY, TEXAS
BY Monica Bernal DEPUTY

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.: 138971-TX

Date: October 3, 2025

County where Real Property is Located: Jim Hogg

ORIGINAL MORTGAGOR: JOSELYN A. GUARDIAN

ORIGINAL MORTGAGEE: THE 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 7/6/2012, RECORDING INFORMATION: Recorded on 7/9/2012, as Instrument No.
79935 in Book 105 Page 546

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A TRACT OF LAND KNOWN AS TRACT
"J", CONTAINING 0.15 ACRES OF LAND, MORE OR LESS (CALLED), OUT OF A 14.57 ACRES
DESCRIBED AS TRACT 2. SAID TRACT "J" CONVEYED TO CORANDO PENA AND ORALIA PENA
BY DEED RECORDED IN VOLUME 43, PAGES 235-239, DEED RECORDS OF JIM HOGG COUNTY,
TEXAS, AND BEING OUT OF THE ARIS BARRERA ADDITION TO THE TOWN OF
HEBBRONVILLE, AS RECORDED IN VOLUME 01, PAGE 98, MAP RECORDS OF JIM HOGG
COUNTY, TEXAS. HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/2/2025**, the foreclosure sale will be conducted in
Jim Hogg 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 **11:00 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



Matter No.: 138971-TX

c/o Dawson's Management - USDA
1455 Pleasant Hill Rd, Ste 206, Mailbox 209
Lawrenceville, GA 30044

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 AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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

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

**EXHIBIT "A" to Deed of Trust from Joselyn A. Guardian to
Francisco Valentin, Jr. State Director**

Being a tract of land known as Tract "J", containing 0.15 acres of land, more or less (called), out of a 14.57 acres described as Tract 2. Said Tract "J" conveyed to Corando Pena and Oralia Pena by deed recorded in Volume 43, Pages 235-239, Deed Records of Jim Hogg County, Texas, and being out of the Aris Barrera Addition to the Town of Hebbbronville, as recorded in Volume 01, Page 98, Map Records of Jim Hogg County, Texas. Herein described tract being more particularly described by metes and bounds as follows, to wit:

POINT OF COMMENCING at a found iron rod at the Northeast corner of said Tract 2, also being the Northeast corner of a 20-foot strip of land as per deed recorded in Volume 57, Pages 386-394, Official Public Records of Jim Hogg County, Texas.

THENCE S 00° 24' 54" E, along the East boundary line of said Tract 2, a distance of 600.00 feet to a found iron rod for a point of deflection right;

THENCE S 89° 14' 43" W crossing said 20-foot strip of land, a distance of 20.00 feet to a found iron rod for the Southeast corner of the POINT OF BEGINNING, also being the Northeast corner of Tract K, hereof;

THENCE S 89° 29' 55" W, along the South boundary line, also being the North boundary line of said Tract K, a distance of 107.86 feet to a found iron rod on the Easterly line of said 60-foot wide strip of land, for the Southwest corner, also being the Northwest corner of Tract K, hereof;

THENCE N 00° 25' 44" W, along said Easterly line of the 60-foot wide strip of land, a distance of 59.98 feet to a found iron rod for the Northwest corner, hereof;

THENCE N 89° 29' 15" E, along the North property line of this tract being also the South property line of said Tract I, a distance of 107.86 feet to a found iron rod for the Northeast corner, hereof;

THENCE S 00° 25' 47" E, along the West boundary line of said 20-foot strip of land, a distance of 60.00 feet to the POINT OF BEGINNING of a tract of land, containing 0.15 acres, more or less.