POSTED:
3.8.24
AT 3:07 P. M.
ZONIA G. MORALES
COUNTY AND DISTRICT CLERK
JIM HOGG COUNTY, TEXAS
BY Monica 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, 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 2, 2024** (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 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:

Situated in Jim Hogg County, Texas and being North One-half (N. 1/2) of Lot Number ONE (1) and the East One-half (N. 1/2) of Lot Number TWO (2), in Block A, in Subdivision of Farm Block 1, Kohler's Addition to the Town of Hebbronville, as per plat recorded in Volume 1, Page 66, Jim Hogg County, Texas.

EXECUTED on March 3, 2024

Sandra Mendoza

Richard Melamed, Trustee

Richard Melamed, Trustee
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