

POSTED:
6/1/26
AT 9:36 A M.
ZONIA G. MORALES
COUNTY AND DISTRICT CLERK
JIM HOGG COUNTY, TEXAS
BY [Signature] 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.: 144042-TX

Date: June 1, 2026

County where Real Property is Located: Jim Hogg

ORIGINAL MORTGAGOR: ORLANDO A. GARZA & JORJANNA ALMARAZ

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 10/8/2010, RECORDING INFORMATION: Recorded on 10/15/2010, as Instrument No. 78277 in Book 95 Page 206

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 0.2571 ACRE TRACT OF LAND SITUATED IN THE SOUTH FORK ESTATES AND BEING OUT OF THE NORIECITAS GRANT, ABSTRACT 356, JIM HOGG COUNTY, TEXAS. A 0.2571 ACRE TRACT OF LAND (11,200 S.F.), MORE OR LESS, OUT OF AN ORIGINAL 5.018 ACRE TRACT (LOT 5) AS CONVEYED TO JORGE L. ALMARAZ, ET UX, PER INSTRUMENT RECORDED ON 22-JUN-2000 AND IN VOL. 19, P. 716-720, IN THE OFFICIAL PUBLIC RECORDS OF JIM HOGG COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/4/2026, 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
c/o Dawson's Management - USDA



Matter No.: 144042-TX

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
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SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

144042-TX

**EXHIBIT "A" from Orlando A. Garza & Jorjanna Almaraz
To Francisco Valentin, Jr. State Director**

0.2571 Acre Tract of Land situated in the South Fork Estates and being out of the Noriecitaz Grant, Abstract 356, Jim Hogg County, Texas.

A 0.2571 acre tract of land (11,200 s.f.), more or less, out of an original 5.018 acre tract (Lot 5) as conveyed to Jorge L. Almaraz, et ux, per instrument recorded on 22-Jun-2000 and in Vol. 19, P. 716-720, in the Official Public Records of Jim Hogg County, Texas; said tract being more particularly described as follows:

COMMENCING at found 8" dia. fence corner wood post being the northeast corner of mentioned 5.018 acre Jorge L. Almaraz tract; THENCE, N 64°51'18" W, a distance of 319.42 feet, along an existing fence line being the southerly right-of-way line of an unpaved Falcon Street (50' R.O.W.), to a set 1/4" dia. Iron with a yellow cap stamped GUERRA for the POINT OF BEGINNING and the most easterly corner hereof;

THENCE, S 25°08'42" W, a distance of 160.00 feet, along the easterly line hereof, to a set 1/2" dia. iron rod with a yellow cap for the most southerly corner hereof;

THENCE, N 64°51'18" W, a distance of 70.00 feet, along the southerly line hereof, to a set 1/2" dia. iron rod with a yellow cap for the most westerly corner hereof;

THENCE, N 25°08'42" E, a distance of 160.00 feet, along the westerly line hereof, to a set 1/2" dia. iron rod with a yellow cap for the most northerly corner hereof;

THENCE, S 64°51'18" E, a distance of 70.00 feet, along the northerly line hereof being an existing fence line being the southerly right-of-way line of Falcon Street to the POINT OF BEGINNING of this 0.2571 acre tract of land, more or less.