

**NOTICE OF FORECLOSURE SALE**

**Date:** October 7, 2022

**POSTED:**  
October 7 2022  
**AT** 4:02 P. **M.**  
**ZONIA G. MORALES**  
**COUNTY AND DISTRICT CLERK**  
**JIM HOGG COUNTY, TEXAS**  
**BY** Rae Gutierrez **DEPUTY**

**Deed of Trust:**

**Date:** October 24, 2011

**Grantor:** Alma Maldonado and Jose Lauro Maldonado

**Lender:** The First National Bank of Hebbbronville

**Recording information:** Book 101, Pages 711-719, Official Records of Jim Hogg County, Texas

**Property:** Lots 10 and 11, Block 37, Kohler Addition, to the town of Hebbbronville, Jim Hogg County, Texas

**Trustee:** Israel Hinojosa

**Lender:** The First National Bank of Hebbbronville

**Note Secured by Deed of Trust:** Promissory Note dated March 4, 2015, in the amount of \$65,272.98 (Principal), executed by Alma Maldonado, payable to The First National Bank of Hebbbronville

**Substitute Trustee:** Mark R. Paisley

**Substitute Trustee's Address:** P.O. Box 331  
Alice, TX 78333

**County:** Jim Hogg County, Texas

**Foreclosure Sale:**

**Date of Sale:** November 1, 2022

**Time of Sale:** 10:00 A.M.

**Place of Sale:** Jim Hogg County Courthouse in Hebbbronville, Texas, at the following location: front entryway of Courthouse

\*\*\*\*\*

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

Israel Hinojosa was the original Trustee under the Deed of Trust. Mark R. Paisley has been appointed the Substitute Trustee. The Lender has instructed (Substitute) Trustee to offer the Property for sale toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. If so, formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and under applicable provisions of the Texas Business and Commerce Code.

Therefore, Notice is given that on the Date of Sale, the Time of Sale, and at the Place of Sale, (*Substitute*) Trustee will offer the Property for sale at public auction, in accordance with the terms of sale set forth in this Notice, the Deed of Trust, and applicable Texas law.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. If Lender passes the foreclosure sale, the trustee of substitute trustee need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

Pursuant to the Texas Property Code, the Property will be sold to the highest bidder for cash "AS IS", without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the Lender may have the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the Property is sold.

Pursuant to the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced

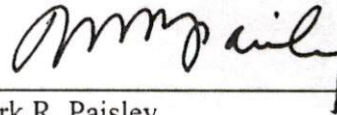


before bidding is opened for the first sale of the day held by Substitute Trustee.

The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.106 of the Texas Property Code.

The sale will be subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

**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 SERVICES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



---

Mark R. Paisley  
Substitute Trustee  
PO Box 331  
Alice, TX 78333  
Telephone (361) 668-8101  
Telecopier (361) 668-8106