

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF HUNT §

KNOW ALL MEN BY THESE PRESENTS:

You, JUAN C. CASTRO MEDINA and ROSA LOPEZ MENDOZA, are hereby notified that on **Tuesday, November 7, 2023**, between the hours of 10:00 a.m. and 1:00 p.m., at the common area at the base of the Central stairway on the 2nd Floor inside the Hunt County Courthouse, 2507 Lee Street, Greenville, Texas 75401, or at such other location as may be designated by the County Clerk of Hunt County, Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

Being 0.972 acres of land, more or less, situated in Hunt County, Texas, being situated in the James Woods Survey, Abstract No. 1105, being more particularly described on the attached Exhibit "A":

The earliest time the sale will begin is: **10:00 a.m., and within three (3) hours thereafter.**

This sale will be made to satisfy the debt evidenced by the Real Estate Lien Note dated February 10, 2022 to secure that one certain promissory note in the original principal sum of \$108,800.00 executed by JUAN C. CASTRO MEDINA and wife, ROSA LOPEZ MENDOZA, as Makers, to ELIZABETH GARCIA VASQUEZ, as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated February 10, 2022 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantors to NOEL STOUT as Trustee for the benefit of ELIZABETH GARCIA VASQUEZ, an individual resident of the State of Texas, and was recorded in Instrument No. 2022-03338, of the Real Property Records of Hunt County, Texas. The undersigned was appointed as Substitute Trustee pursuant to an Appointment of Substitute Trustee recorded in Instrument Number 2023-17953, of the Real Property Records of Hunt County, Texas on September 15, 2023. ELIZABETH GARCIA VASQUEZ has requested me, the undersigned, to enforce this trust by selling real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance is now due and payable. Your debt has been accelerated because you failed to cure the default as was requested in the letter of notice of default sent to you on September 15, 2023, namely you failed to pay ELIZABETH GARCIA VASQUEZ the sum of \$6,451.20 on or before October 5, 2023.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest

bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE 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.

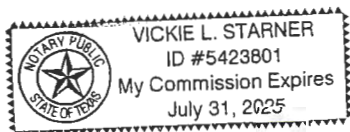
Dated: October 10, 2023



BROCK BENSON, Substitute Trustee
Benson Law, PLLC
P.O. Box 1750
Sherman, Texas 75091
EMAIL: bbenson@brockbensonlaw.com
PHONE: (903) 893-7600

STATE OF TEXAS §
COUNTY OF GRAYSON §

This instrument was acknowledged before me the 10th day of October, 2023, by BROCK BENSON, Substitute Trustee.


Notary Public, State of Texas

FILED FOR RECORD
at 8:46 o'clock A M

After Recording Return to:
Brock Benson
P. O. Box 1750
Sherman, Texas 75091

OCT 11 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the James Woods Survey, Abstract No. 1105, Hunt County, Texas, and being known as that tract of land described in a Deed to Harry E. Hadding, et al, as recorded in Volume 453, Page 503 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found for corner at the Northwest corner of said Hadding tract, said point being in the East line of County Road No. 3103;

THENCE S. 89 deg. 14 min. 00 sec. E. with the North line of said Hadding tract, a distance of 371.06 feet to a 1/2" iron rod found for corner in a fence line at the Northeast corner of said Hadding tract;

THENCE S. 02 deg. 19 min. 15 sec. W. along a fence line, a distance of 45.88 feet to a 1 1/2" iron pipe found at a fence corner post at the most Northerly Northwest corner of a tract of land described in Doc. No. 2016-3787 of the R.R.H.C.T.;

THENCE S. 00 deg. 45 min. 53 sec. E. along a fence line, a distance of 67.78 feet to a 1/2 iron rod set for corner in the most Northerly West line of said tract recorded in Doc. No. 2016-3787 of the R.R.H.C.T.;

THENCE N. 89 deg. 13 min. 49 sec. W. with the South line of said Hadding tract, a distance of 375.85 feet to a 1/2" iron rod set for corner in the East line of said road at the Southwest corner of said Hadding tract;

THENCE N. 02 deg. 53 min. 30 sec. E. with the East line of said road, a distance of 113.67 feet to the POINT OF BEGINNING and containing 0.972 acres of land more or less.