

**Notice of Foreclosure Sale**

FILED FOR RECORD  
at 9:39 o'clock AM

September 8, 2025

SEP 16 2025

Deed of Trust ("Deed of Trust"):

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stkinos*

Dated: August 20, 2021

Grantor: Carlos Pilar Cabello Hernandez and Maria de los Angeles Salinas de los Santos

Trustee: J. Mark Riebe

Lender: Texas Bank Financial dba Texas Bank Mortgage Co.

Recorded in: Instrument No. 2021-18334 of the real property records of Hunt County, Texas

Legal Description: All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of Block 162 of the City of Greenville, and being known as that tract of land described in a Deed from Danny R. Fenter to Sunny M. Fenter as recorded in Volume 4, Page 63 of the Real Property Records of Hunt County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Property Address: 1603 Walworth Street, Greenville, Texas 75401

Secures: Promissory Note ("Note") in the original principal amount of \$166,500.00, executed by Carlos Pilar Cabello Hernandez and Maria de los Angeles Salinas de los Santos ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's  
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three

hours thereafter.

Place: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Texas Bank Financial dba Texas Bank Mortgage Co.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Texas Bank Financial dba Texas Bank Mortgage Co., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Texas Bank Financial dba Texas Bank Mortgage Co.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Texas Bank Financial dba Texas Bank Mortgage Co.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Texas Bank Financial dba Texas Bank Mortgage Co. passes the Foreclosure Sale, 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.

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 Texas Bank Financial dba Texas Bank Mortgage Co.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"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.

Pursuant to section 51.0075(a) of 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.

**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.**

**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.**



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Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446



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**EXHIBIT "A"**

**All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being pare of Block 162 of the City of Greenville, and being known as that tract of land described in a Deed from Danny R. Fenter to Sunny M. Fenter as recorded in Volume 4, Page 63 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:**

**BEGINNING at A 5/8" iron rod found for corner at the Northeast corner of the above cited Fenter tract, said point being at the intersection of the South line of Walworth Street and the West line of Gee Street;**

**THENCE S 00 deg. 29 min, 50 sec. W (Directional Control Line) along the West line of Gee street, a distance of 161.79 feet to a fence corner post for corner at the Southeast corner of said Fenter tract, said point being the Northeast corner of a tract of land conveyed from Val Jean Matkins to Bobby Joe Barton, et al, per Deed recorded in Volume 383, Page 679, Real Property Records, Hunt County, Texas;**

**THENCE N 89 deg. 05 min. 43 sec. W along the South line of said Fenter tract, and along the North line of said Barton tract, a distance of 69,36 feet to a fence corner post found for corner at the Southwest corner of said Fenter tract, and at the Southeast corner of a called 0.246 acre tract conveyed from Jonathon St. Vigne, et ux, per Deed recorded in Volume 141, Page 280, Real Property Records, Hunt County, Texas, said point being in the North line of a tract of land conveyed from Cecil C. McMillon to Leon McMillon per Deed recorded in Volume 413, Page 888, Real Property Records, Hunt County, Texas;**

**THENCE N 02 deg. 33 min. 26 sec. E along the West line of said Fenter tract, and along the East line of said 0.246 acre tract a distance of 161.14 feet to a 1/2" iron rod set for corner at the Northwest corner of said Fenter tract, and at the Northeast corner of said 0.246 acre tract, said point being in the South line of Walworth Street;**

**THENCE S 89 deg. 44 min. 13 sec. E along the South line of Walworth Street, a distance of 63.57 feet to the POINT OF BEGINNING and containing 0.246 acres of land.**