

FILED FOR RECORD
at 1:43 o'clock P.M

Notice of Foreclosure Sale

JUL 30 2026

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

July 29, 2026

DEED OF TRUST ("Deed of Trust"):

Dated: May 4, 2022

Grantor: IFRAIN FLORES ANDINO and KAREN JULISSA MARTINEZ
CHIRINOS

Trustee: FELIPE DIAZ

Lender: JORGE GUANDIQUE

Recorded in: Document No. 2022-11647 of the real property records of Hunt
County, Texas

Legal Description: Lots 64A, 64B, 65A, 65B, 65C, 66A, 66B, 66C, 67A, 67B, 67C,
68A, 68B, 68C, 69A, 69B, 69C, 70A, 70B, 70C, 71A, 71B, 71C,
6TH INSTALLMENT OF WHISKER'S RETREAT, A
SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN
VOLUME 400, PAGE 625, PLAT RECORDS OF HUNT
COUNTY, TEXAS.

Secures: Promissory Note ("Note") in the original principal amount of
\$64,900.00, executed by IFRAIN FLORES ANDINO and KAREN
JULISSA MARTINEZ CHIRINOS ("Borrower") and payable to
the order of Lender

Foreclosure Sale:

Date: Tuesday, September 1, 2026

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 pm and not later than three
hours thereafter.

Place: the north steps, including the hallway area 20 feet inside the north
door on the 2nd floor of the Hunt County Courthouse, or as
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
JORGE GUANDIQUE'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, JORGE GUANDIQUE, 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 JORGE GUANDIQUE's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JORGE GUANDIQUE'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 JORGE GUANDIQUE 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 JORGE GUANDIQUE. 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.

Gil J. Altom, Jr.

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