

NOTICE OF TRUSTEES SALE

"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."

DATE: August 9, 2022

DEED OF TRUST

DATE: August 12, 2019

GRANTOR: Baldomero Roel Carrillo, Jr.

TRUSTEE: Sigifredo Perez, III

BENEFICIARY: Joe D. Martinez, Jr.

COUNTY WHERE PROPERTY IS LOCATED: JIM HOGG

RECORDED IN: 2019 - 85980 OPR 143 - 776 in the Real Property Record of Jim Hogg County, Texas

PROPERTY: Lot Number Seven (7) and Eight (8), Block Two (2), of Lloyd David Subdivision situated in the City of Hebbbronville, Jim Hogg County, Texas, according to the Plat thereof recorded in Volume 12, Page 245, Jim Hogg County Deed Records

SUBSTITUTE TRUSTEE: Joe D. Martinez, Jr.

PROMISSORY NOTE:

DATE: August 12, 2019  
MAKER: Baldomero Roel Carrillo, Jr.  
PAYEE: Joe D. Martinez, Jr.  
HOLDER and BENEFICIARY: Joe D. Martinez, Jr.

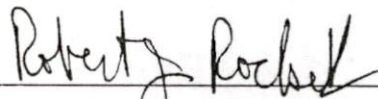
DATE OF SALE OF PROPERTY: SEPTEMBER 6, 2022

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: JIM HOGG COUNTY COURTHOUSE, 102 E. TILLEY, HEBRONVILLE, TX 78361 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property Address: 1201 W. Kohler, Hebbbronville, TX 78361.

Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.



Robert J. Rockett, Substitute Trustee

ROBERT J. ROCKETT

ATTORNEY AT LAW  
307 WEST SEVENTH STREET, SUITE #1719  
FORT WORTH, TEXAS 76102  
TEL (817) 332-2434  
FAX (817) 332-2437

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August 9, 2022

NOTICE OF ACCELERATION

Certified Mail/Return Receipt Requested  
and Regular US. Mail

Mr. Baldomero Roel Carrillo, Jr.  
1201 W. Kohler  
Hebbronville, Texas 78361

RE: Promissory Note (the "Note") dated August 12, 2022, payable to the order of Joe D. Martinez, Jr., the payment of which is secured by a Deed of Trust (the "Deed of Trust") of even date therewith recorded in Document 2019-85980 OPR 143776, of the Real Property Records of Jim Hogg County Texas, covering that certain parcel (the "Property") of real property described as Lot 7 and 8, Block 2, of Lloyd David Subdivision, Hebbronville, Jim Hogg County, Texas, having the address of 1201 W. Kohler, Hebbronville, TX 78361.

Dear Mr. Carrillo:

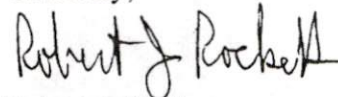
Joe D. Martinez, Jr. has retained me to represent it in all matters relating to and arising from the failure to make the payments under the terms of the Note. Joe D. Martinez, Jr. is the owner and holder of the Note and the Deed of Trust.

Notice of failure to pay amounts due and owing under the terms of the Note was given to you by letter (the "Notice of Right to Cure Default") dated June 29, 2022, You have continued to fail and refuse to cure the default described in the Notice of Right to Cure Default. THEREFORE, THE NOTE HAS BEEN ACCELERATED AND THE FULL UNPAID BALANCE OF PRINCIPAL ADVANCED AGAINST THE NOTE TOGETHER WITH ALL ACCRUED AND UNPAID INTEREST THEREON IS NOW DUE AND PAYABLE. YOU MAY CALL ME AT THE NUMBER SHOWN ABOVE, OR WRITE TO ME AT THE ADDRESS SHOWN ABOVE, TO DETERMINE THE AMOUNT OF UNPAID PRINCIPAL AND ACCRUED BUT UNPAID INTEREST REQUIRED TO PAY THE NOTE IN FULL. IF THE NOTE IS NOT PAID IN

FULL, THE PROPERTY WILL BE SOLD BY PUBLIC AUCTION (THE "FORECLOSURE SALE") TO THE HIGHEST BIDDER FOR CASH ON TUESDAY, September 6, 2022, AT 10:00 A.M., OR WITHIN THREE (3) HOURS AFTER THAT TIME.

You are hereby notified that any information that I obtain in collecting the debt owed to Silex Homes, Ltd. may be used for that purpose.

Sincerely,

A handwritten signature in black ink that reads "Robert J. Rockett". The signature is written in a cursive style with a large, stylized initial 'R'.

Robert J. Rockett

RJR/rm  
cc: client