

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is described as follows:

The West One-Half (W-2) of Section 120, Block 7, I&GN Ry. Co. Survey, Carson County, Texas;

SAVE AND EXCEPT: A strip of land 30' wide out of the Northerly, Southerly and Westerly sides for a public road, as set out in Warranty Deed dated May 16, 1918 executed by Frederic de P. Foster to J. W. Cox and Earl Cox recorded in Volume 25, Page 509, Deed Records, Carson County, Texas;

together with all buildings, fixtures, and improvements now or later located upon the above-described real property (the "Real Property") and all appurtenances, privileges, prescriptions, and advantages thereunto, including, without limitation, all right, title, and interest of Grantor in and to (i) all streets, roads, alleys, easements, right-of-way, licenses, right of ingress and egress, vehicle parking rights and public spaces, existing and proposed, abutting, adjacent, used in connection with or pertaining to the Real Property improvements; (ii) any stripes or gores between the Real Property and abutting or adjacent property; and (iii) all water and water rights and mineral interests pertaining to the Real Property; and

all of Grantor's right, title, and interest in and to all fixtures, equipment, systems, and appliances, now owned by Grantor, that are now attached to or situated in, on, or about the Real Property or the improvements, and all renewals and replacements of, substitutions for, and additions to the foregoing.

2. **Deed of Trust.** The document entitled Deed of Trust, Security Agreement and Financing Statement ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: March 5, 2020
Grantor: Trancito Asuncion Sanchez
Beneficiary: State National Bank f/k/a The State National Bank of Groom
Recorded: March 5, 2020, under Instrument No. 2020-00000289, Volume 727, Page 340, of the Official Public Records of Carson County, Texas; as modified by that certain Modification of Deed of Trust dated April 20, 2023 executed by Felisa Sanchez, as Independent Executor of the Estate of Trancito A. Sanchez, Deceased, and recorded May 8, 2023, under Instrument No. 2023-00000531, Volume 796, Page 146, of the Official Public Records of Carson County, Texas

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

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Date: January 6, 2026

Time: The sale shall begin no earlier than 1:00 o'clock, P.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: The area designated by the commissioners' court of Carson County, Texas as the area of such county where public non-judicial foreclosures are to take place, currently being the Carson County Courthouse.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a 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 Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

5. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) a Promissory Note in the original principal amount of \$150,000.00 executed by Antonio J. Sanchez and payable to the order of The State National Bank of Groom n/k/a State National Bank (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Antonio J. Sanchez to State National Bank. State National Bank is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, State National Bank at 99 Broadway Avenue, Groom, Texas 79039.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested Weston W. Wright and/or Mindi L. McLain, as Substitute Trustee, to conduct this sale, each being authorized and appointed to act independently and severally of

the other, under and by virtue of the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights.** 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.

DATED this the 15th day of December, 2025.

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By: Mindi L. McLain
Mindi L. McLain
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