

**NOTICE OF RE-POSTING OF NON-JUDICIAL FORECLOSURE 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.**

WHEREAS, on August 26, 2016, Daniel P. Gonzales and Cybill Gonzales (corporately "Borrowers") executed a Deed of Trust filed for record in the Official Public Records of Uvalde County, Texas on August 26, 2016 as document no. 2016002587 which was thereafter renewed and modified per Loan Modification Agreement executed by Borrowers on December 23, 2022 (effective September 1, 2022) which was recorded on December 28, 2022 as Instrument No. 2022017148 in the Official Public Records of Uvalde County, Texas (corporately "Deed of Trust") to secure TXN Bank, N.A.<sup>1</sup> ("Lender") in the payment of one certain Promissory Note dated August 26, 2016, in the original principal sum of \$235,000.00 ("Note"); and,

WHEREAS, the undersigned have been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust and by law; and

WHEREAS, default, as same is defined in the Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, TXN Bank, the Owner and Holder of the Note, has requested the undersigned to sell the real property described in the Deed of Trust to satisfy all or a portion of the said indebtedness as defined in the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 6, 2026**, beginning at **10:00 a.m.**, or not later than three hours after that time, any Substitute Trustee appointed by the holder of the Note will sell the following described real property to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, at the Courthouse of Uvalde County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Uvalde County, Texas which Real Property is described as follows:

**Lot 7, SOUTHVIEW SUBDIVISION, A SUBDIVISION IN UVALDE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN**

<sup>1</sup>The banking regulatory authorities finalized the merger of Community National Bank and Hondo National Bank on December 3, 2021. Effective February 22, 2022, the two banks were corporately known as TXN Bank N.A. and in August 2023, the name was changed to TXN Bank.

FILED  
This 11th day of Dec, A.D. 2025  
at 10:02 o'clock PM.  
DONNA M. WILLIAMS  
County Clerk, Uvalde County, Texas  
By Billie  
Deputy

CLERK'S FILE NO. 2007001295, OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS, AND CABINET TWO, SLIDE 240A, PLAT RECORDS OF UVALDE COUNTY, TEXAS (hereafter "Property").

The Property is commonly known by the street address of 912 S. Hwy 187, Sabinal, TX 78881; and,

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; and all easements, rights of way and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property, including without limitation such rights as Grantor may have in all minerals, oil, gas, geothermal and similar matters.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INTEREST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The Property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S). EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

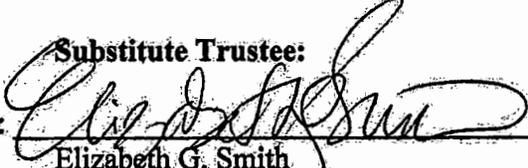
Therefore, notice is given that on and at the date, time, and place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the 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 Lender. 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 51.0075(a) of the Texas Property Code, the 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 the Substitute Trustee.

IN WITNESS WHEREOF, this instrument has been executed to be effective on December 9, 2025.

Substitute Trustee:  
By:   
Elizabeth G. Smith  
Law Offices of Elizabeth G. Smith,  
6655 First Park Ten, Suite 240  
San Antonio, TX 78213  
P: 210-731-9177; F: 210-731-9130; C: 210-861-3959  
**And/Or**  
Jim Mills, George Hawthorne, Susan Mills, Nancy Gomez, Leo Gomez, Ed Henderson, Jeanine Schuchardt, Anna Tomey, Andrew Mills-Middlebrook, Kyle Walker on behalf of Abstracts/Trustees of Texas  
9130 Jollyville Rd., Ste 100-21, Austin, TX 78759  
P: 512-340-0331; F: 512-340-0226

**After Recording Return to:**  
Law Offices of Elizabeth G. Smith  
6655 First Park Ten, Suite 240  
San Antonio, Texas 78213