

POSTED  
This 30th day of Sept., 2021  
At 9:40 o'clock, P.M.  
MICHELLE B. URRABAZO  
County Clerk, Zavala County, Texas  
By Diana Flores

## Notice of Foreclosure Sale

November 2, 2021

### Deed of Trust ("Deed of Trust"):

**Dated:** June 20, 2014

**Grantor:** Arturo Carrasco, Jr., and Blanca E. Garcia

**Trustee:** Dickie G. Geris

**Lender:** First State Bank of Uvalde

**Recorded in:** Volume 359, Page 338, Official Records of Zavala County, Texas

**Legal Description:** Being 2.67 acres of land, more or less, out of Section 45 of the Zavala Land & Water Co. Subdivision of Zavala County, Texas, also known as the I.T. Pryor 77 Ranch, according to the official map and plat of said subdivision recorded in Volume 2, Page 259A, of the Plat Records of Zavala County, Texas; said 2.67 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

**Secures:** Real Estate Lien Note ("Note") in the original principal amount of \$58,500.00, executed by Arturo Carrasco, Jr., and Blanca E. Garcia ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

**Substitute Trustee:** Matthew M. Dodson

**Substitute Trustee's Address:** 208 East Fisher Avenue  
Sabinal, Texas 78881

### Foreclosure Sale:

**Date:** Tuesday, November 2, 2021

**Time:** The sale of the Properties 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 10:00 A.M. and not later than three hours thereafter.

**Place:** Zavala County Courthouse  
200 East Uvalde  
Crystal City, Texas 78839

Front Steps of Courthouse

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Properties will be sold to the highest bidder for cash, except that First State Bank of Uvalde's bid may be by credit against the indebtedness secured by the liens of the Deeds 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, First State Bank of Uvalde, 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 First State Bank of Uvalde's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First State Bank of Uvalde'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 First State Bank of Uvalde 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 First State Bank of Uvalde. 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 Properties 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 DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

A handwritten signature in cursive script, reading "Matthew M. Dodson", written in dark ink. The signature is fluid and extends to the right with a long horizontal stroke.

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Matthew M. Dodson  
Attorney for First State Bank of Uvalde  
P.O. Box 1230  
Sabinal, Texas 78881  
Telephone: (830) 988-2885  
Telecopier: (866) 571-2577



Exhibit "A"

2.67 acres of land out of Section No. 45, Zavala Land & Water Company Subdivision No. 1 of the I. T. Pryor 77 Ranch out of the Pedro Jose de Aguirre 11 League Grant in Zavala County, Texas, according to the official plat recorded in Vol. L, page 160-3/4 of the Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron stake set on the Southwest line of this tract, bearing S 19 degrees 01' 31" E. 20.00' from a point on the Northwest line of Section No. 45 N. 69 degrees 41' 58" E. 1440.67' from the most westerly corner of Section No. 45;  
THENCE N. 19 degrees 01' 31" W. at 10.60' pass a fence line, the southeasterly side of a laned, graded roadway, 20.00' to the Northwest line of Section No. 45;  
THENCE N. 69 degrees 41' 58" E. with Section line, 275.85' to a point in graded road;  
THENCE S. 20 degrees 18' 02" E. at 9.50' pass fence line, the southeasterly side of a laned, graded roadway, at 20.00' pass a 3/4" iron stake set on the Northeast line of this tract, 415.00' to a 3/4" iron stake set for corner of this tract;  
THENCE S. 69 degrees 37' 50" W. 284.80' to a 3/4" iron stake set for most southerly corner of this tract;  
THENCE N. 19 degrees 01' 31" W. 395.45' to the PLACE OF THE BEGINNING and containing 2.67 acres of land, more or less.

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INST NO.089204  
FILED FOR RECORD  
2014 Jun 24 at 09:58 AM  
ORALIA G. TREVINO, COUNTY CLERK  
ZAVALA COUNTY, TEXAS  
BY: [Signature] DEPUTY

EXHIBIT "A"