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FILED FOR RECORD

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

JUL 07 2025  
 AT 9:45 O'CLOCK A.M.  
 CARLA KERN  
 County Clerk, Mitchell County, Texas  
 By AK

THE STATE OF TEXAS §  
 §  
 COUNTY OF MITCHELL §

**WHEREAS**, by Deed of Trust (hereinafter referred to as the "Deed of Trust") dated December 20, 2024, FRANCISCO PORRAS conveyed to Mark Hargrove, Trustee for the benefit of HOLLY DUVALL, certain real property situated in Mitchell County, Texas, more particularly described as follows, to wit:

**The Surface Estate Only of Lot Seven (7) in Block Two (2), Austin Heights Addition No. 1 of the Town of Colorado City, Mitchell County, Texas, according to the map or plat thereof recorded in Volume 29, Page 542, Deed Records of Mitchell County, Texas (1940 Boyd Street)**

(hereinafter referred to as the "Property") to secure the payment of one certain Real Estate Lien Note (hereinafter referred to as the "Real Estate Lien Note") therein described, of even date therewith and payable to the order of HOLLY DUVALL, which said Deed of Trust is recorded in Instrument Number 250013 of the Official Public Records of Mitchell County, Texas, reference to which said Real Estate Lien Note and Deed of Trust and the recordation thereof is hereby made for all purposes; and,

**WHEREAS**, Notice of Default was forwarded to Debtor/Maker on June 5, 2025, by Certified Mail to require that delinquent installment payments and delinquent ad valorem taxes be cured within the time allowed therefore; and further an Appointment of Substitute Trustee was filed at Instrument No. 251055 in the Official Public Records of Mitchell County, Texas.

**WHEREAS**, holder of the Note and Deed of Trusts has requested the Substitute Trustee, Thomas L. Rees, Jr., to proceed with the Notice of the Trustee Sale and the Trustee Sale under the Deed of Trust; and

**WHEREAS**, the Real Estate Lien Note remained in default as of July 1, 2025, due to failure to cure the existing default under the Note; the owner and holder of the Real Estate Lien Note requested that Thomas L. Rees, Jr., Substitute Trustee, notify FRANCISCO PORRAS that the balance of the Note, including the outstanding principle and accrued interest balance of the Note is accelerated and is now fully due and payable and that the Property will be sold at foreclosure sale if FRANCISCO PORRAS fail to pay off the accelerated matured indebtedness prior to the date of the Substitute Trustee Sale; said Notice to Borrowers was duly sent by certified mail on June 5, 2025;

**WHEREAS**, such default has not been cured as of the date of the posting of this Notice of Trustee's Sale, and the indebtedness evidenced therein is now wholly due and payable; and,

**WHEREAS**, HOLLY DUVALL, the owner and holder of said lien and the Indebtedness secured thereby, has requested the undersigned to sell the Property at Public Auction to satisfy the Indebtedness.

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 5th day of August, 2025, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property, at public auction for cash to the highest bidder, in the lobby area on the first floor of the Mitchell County Courthouse. The lobby area on the first floor of the Mitchell County Courthouse is the area which has been designated by the Mitchell County Commissioner's Court for foreclosure sales. Said sale will begin at the earliest at 10:00 a.m. and will take place no later than three (3) hours after that time.

**THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER HOLLY DUVALL NOR THE TRUSTEE 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 REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.**

**WITNESS MY HAND** this the 1<sup>st</sup> day of July, 2025.

  
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THOMAS L. REES, JR., Substitute  
Trustee

**ACKNOWLEDGMENT FOR THOMAS L. REES, JR.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF NOLAN           §

**BEFORE ME**, the undersigned Notary Public, on this day personally appeared THOMAS L. REES, JR., in his capacity as Substitute Trustee, known to me to be the person whose name is subscribed to the Notice of Trustee's Sale set out above. He acknowledged to me that he executed and is duly authorized to execute the Notice of Trustee's Sale set out above for the purposes and consideration expressed in the Notice of Trustee's Sale as well as in the capacity set forth herein.

**GIVEN** under my hand and seal of office and this the 1<sup>st</sup> day of July, 2025.



  
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NOTARY PUBLIC, State of Texas