

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Being a 0.14 acre (6,250 square feet) tract of land out of Lots One (1), Two (2), Eleven (11), and Twelve (12), Block Six (6) of the S.A. Menefee's Addition to the Town of Ganado as recorded in Volume T, Page 278 of the Deed Records of Jackson County, Texas, said 0.14 acre tract of land being the same (6,250 square foot) tract of land conveyed from Rey Alberto Cantu to Sybil J. Cantu dated January 27, 2005 as recorded in Volume 254, Page 4 of the Official Records of Jackson County, Texas, said 0.14 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod found for the South corner of the herein described tract and the West corner of a 12,787.50 square foot tract of land conveyed from First Victoria National Bank to Bennie Dunbar Jr., et ux, as recorded in Volume 679, Page 263 of the Deed Records of said county, said iron rod being in the southwest line of Lot 12, in the northeast right-of-way line of 4th Street (75' R.O.W.) and bears North 34° 00' 00" (Basis of Bearing), a distance of 110.00 feet from a 5/8 inch diameter iron rod found;

THENCE, North 34° 00' 00" West, with the northeast right-of-way line of 4th Street and the southwest line of Lot 12, passing at an approximate distance of 40 feet the West corner of Lot 12 and the South corner of Lot 1, and continuing with the southwest line of Lot 1 for an overall distance of 70.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Landtech Consultants" set for the West corner of the herein described tract and the South corner of a tract of land conveyed from Special Property VI, LLC to Donald Hypolite, et ux., as recorded in Volume 242, Page 586 of the Official Records of said county;

THENCE, North 56° 00' 00" East, crossing Lot 1 and with the southeast line of the Hypolite tract, passing at an approximate distance of 50 feet a point in the northeast line of Lot 1 and southwest line of Lot 2, and continuing for an overall distance of 75.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Landtech Consultants" set for a northwesterly corner of the herein described tract and the East corner of the Hypolite tract, said iron rod also being in the common line of a tract land conveyed from Herman Moore, et ux., to Karen Workman as recorded in Volume 153, Page 627 of the Official Records of said county;

THENCE, South 34° 00' 00" East, crossing Lot 2 and with the common line of the Workman tract, a distance of 30.00 feet to a 5/8 inch diameter rod with yellow plastic stamped "Landtech Consultants" set for an interior corner of the herein described tract and an exterior corner of the Workman tract, said iron rod also being in the southeast line of Lot 2, the and the northwest line of Lot Eleven 11;

THENCE, North 56° 00' 00" East, with a southeastern line of the Workman tract, the southeast line of Lot 2, and the northwest line of Lot Eleven 11 a distance of 25.00 feet to a 5/8 inch diameter iron rod with a plastic cap stamped "Landtech Consultants" set for northeasterly corner

of the herein described tract and an interior corner of the Workman tract, said iron also being the North corner of Lot 11, the East corner of Lot 2, the South corner of Lot 3, and the West corner of Lot 10;

THENCE, South 34° 00' 00" East, with a southeastern line of the Workman tract and the southwest line of Lot 10, passing at an approximate distance of 25 feet a point for the South corner of the Workman tract and an exterior corner of a tract of land conveyed from Lucius I. Sanford, Jr. et ux., to Ronald E. Tanton, et ux., as recorded in Volume 752, Page 154 of the Deed Records of said county, and continuing with a southwestern line of the Tanton tract an the southwest line of Lot 10 for an overall distance of 40.00 feet to 5/8 inch diameter iron rod with yellow plastic cap stamped "Landtech Consultants" set for the East corner of the herein described tract and an interior corner of the Tanton tract;

THENCE, South 56° 00' 00" West, with a northwestern line of the Tanton tract, passing at an approximate distance of 25 feet a point for a West corner of the Tanton tract and the North corner of the 12,787.50 square foot Dunbar tract, passing at an approximate distance of 50 feet a point for the southwest line of Lot 11 and the northeast line of Lot 12, and continuing with a northwestern line of the Dunbar tract an overall distance of 100.00 feet to the POINT OF BEGINNING and containing a 0.14 acres (6,250 square feet), of land more or less.

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

Date: August 4, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
The sale shall be completed by no later than 1:00 p.m.

Place: THE DOWNSTAIRS MAIN LOBBY AT THE FRONT DOOR OF THE
COURTHOUSE FACING MAIN STREET OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE. JACKSON COUNTY COURTHOUSE
LOCATED AT 115 W. MAIN ST., EDNA, TEXAS 77957.

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 refiled may be after the date originally scheduled for this sale.

3. Appointment of Substitute Trustee. The sale will be conducted by any of one of the following Substitute Trustees:

D. Wade Hayden, Michael W. Bitter
or Brock S. Burchard
7750 Broadway
San Antonio, Bexar County, Texas 78209

James L. Hollerbach, Megan Randle, Robert Randle
Ebbie Murphy, Zachary Florez, Alina Cazales
Or Pete Florez
6700 N. New Braunfels Avenue
San Antonio, Bexar County, Texas 78209

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.

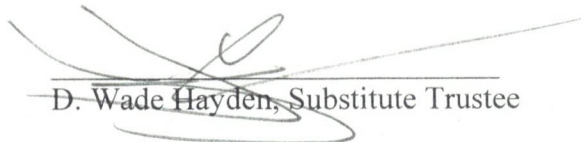
The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and 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 nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Promissory Note and Deed of Trust dated April 28, 2020, executed by Brent Allen Dunbar and Shawna Deann Dunbar and Recorded on May 4, 2020, under Clerk's File No. 2020-01070 and Volume 603, Page 45, of the Official Public Records of Jackson County, Texas. The sale is "As Is", and pursuant to the Texas Property Code § 51.009.

6. Obligations Secured. The deeds of trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$138,542.00, executed by Brent Allen Dunbar and Shawna Dunbar payable to the order of CITIZENS BANK and all other sums of indebtedness permitted by the deed of trust. YOAKUM NATIONAL BANK is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as one of the Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 6, 2026


D. Wade Hayden, Substitute Trustee

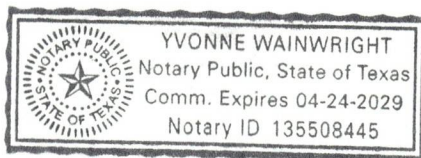
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE
ARMED FORCES OF THE UNITED STATES.**

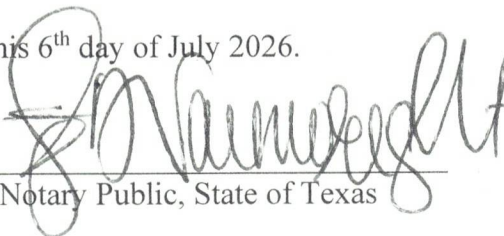
If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared D. Wade Hayden, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6th day of July 2026.

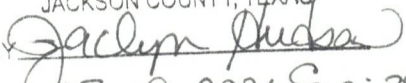




Notary Public, State of Texas

FILED

Katherine M. Respondek, Clerk of County Court
JACKSON COUNTY, TEXAS

BY 
07-09-2026 12:35 PM