NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED 11:36 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

NOV 10 2026

ATASCOSA COUNTY, TEXAS
BY _____ DEPUTY

Date: November 5, 2026

Deed of Trust

Date:	June 23, 2022
Grantor:	Alex Cabral and Amy Jean Alaniz Del Río
Grantor's County:	Atascosa
Beneficiary (or Holder):	Dawna R. Frisby
Trustee:	Patrick Moore
Substitute Trustee:	Patrick Moore, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey, or Vicki Rodriguez 701 E. Expwy. 83, Suite 330 McAllen, Texas 78501-1147
Recording Information:	Document Number 226322 in the Official Records, Atascosa County, Texas
Property:	Lot 137, Maravillas West Subdivision Phase 3, Atascosa County, Texas, according to the map or plat thereof recorded as Document No. 202100003 in the Map Records of Atascosa County, Texas.

Note

Date:	June 23, 2022
Amount:	$63,000.00
Debtor:	Alex Cabral and Amy Jean Alaniz Del Rio
Holder:	Dawna R. Frisby

Date of Sale of Property:	December 1, 2026
Earliest Time of Sale of Property:	12:00 P.M.
Place of Sale of Property:	The West Porch of the Courthouse Entrance: New location passed 07/14/2003 effective 8/15/2003 being the West Porch of the Courthouse or as designated by the County Commissioner's Office.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

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 SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated: 11-10-2026
Printed Name: Cassie Martin
Cassie Martin
Substitute Trustee

Patrick Moore, Attorney
Law Office of Patrick Moore, PLLC
701 E. Expressway 83, Suite 330
McAllen, Texas 78504
Attorney for Dawna R. Frisby