

*Sale Cancelled.*  
*6-30-2025*

FILED  
AT 10:45 O'CLOCK A.M.

MAY 27 2025

**Notice of Foreclosure Sale**

1. Property to be Sold. The Property to be sold is described as follows: (including buildings, fences, windmills and tanks, pumps, motors, watering and irrigation equipment and apparatus and any other improvements and fixtures now or later affixed to or used on the described land):

All that certain lot, tract or parcel of land situated in the City of Comanche, Comanche County, Texas, and being part of Lots Nos. 8 and 9, in Block 8, Lakeside Addition to the City of Comanche, Texas as per the plat of said Addition of record in Volume 64, Page 432, Deed Records of Comanche County, Texas, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake on the South line of Paine Avenue, said stake being 10 feet West of the Northwest corner of Lot 10, Block 8, of said addition, same being 351.6 varas West and 354.6 varas North of the Southeast corner of the Railroad Survey, and the Northeast corner of the D. Barnhill Survey;

THENCE West with the South line of Paine Avenue at 40 feet pass the Northwest corner of said Lot No. 9, 58 feet to a stake for the Northwest corner of this tract;

THENCE South 140 feet to a stake for the Southwest corner of this tract;

THENCE East at 18 feet pass the Southwest corner of said Lot 9, 58 feet to a stake for the Southeast corner of this tract, said stake being 10 feet West of the Southwest corner of said Lot 10, Block 8, of said addition;

THENCE North 140 feet to the place of beginning.

Being the same land and premises described in Warranty Deed dated April 21, 1953, from Edward E. Isham, et ux to S. J. Wall, recorded in Volume 274, Page 98, Deed Records of Comanche County, Texas, to which record reference is here made for all purposes.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated November 18, 2024 recorded in Volume 532, Page 352, Deed of Trust Records of Comanche County, Texas.

*Esteban Ibarra + Maria Ibarra*

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

Date: July 1, 2025

Time: 10:00 am – 1:00 pm

Place: Comanche County Annex located at 204 E. Oak Avenue, Comanche, Texas 76442

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 sale of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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