

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

See Exhibit "A" attached hereto and incorporated herein.

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

Date: December 2, 2025

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: Front door of the courthouse facing South on West Hidalgo Avenue or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. 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 "AS IS" 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. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

4. Type of Sale. The sale is a non-judicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by in the following documents: Deed of Trust recorded in document No. 20250000267, dated January 31, 2025 of the Official Records of Willacy County, Texas.

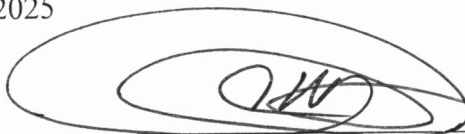
5. Obligation Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) executed by Peggy Lewene Vassberg as President of Valley Designs, Inc, a Texas corporation, to First Community Bank; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness.

As of November 10, 2025, there was a default under the terms of the Deed of Trust. Questions concerning the sale may be directed to the undersigned or to the beneficiary, First

Community Bank, National Association, P.O. Box 2030, San Benito, Texas 78586, Attention: C. Michael Scott, telephone (956) 399-3331.

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

DATED: November 10, 2025



C. Michael Scott, Trustee
First Community Bank
806 S. 77 Sunshine Strip
Harlingen, Texas 78550
Telephone Number: (956) 364-7064

EXHIBIT A

All of Grantor's right, title and interest in Lot Number Two (2), Block or Section Number Eleven (11), Gulf Coast Irrigation Company's Subdivision, Willacy County, Texas, according to the official map or plat thereof, save and except that 2.75 acre tract sometimes identified as GCIC, Block 11, Lot 2A, said property containing a net acreage, more or less, of 35.48 acres.

2:40 pm
FILED
COUNTY COURT

NOV 10 2025

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY *Alma* DEPUTY
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