

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 14, 2025

Deed of Trust

Date: September 12, 2023
Grantor: Antonio Trevino Jr.
Grantor's County: Willacy
Beneficiary (or Holder): Manuel Angel Murillo
Trustee: David A. Ewers
Substitute Trustee: Patrick Moore or Aaron Alaniz
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147
Recording Information: Document Number 20230001664 in the Official Records, Willacy County, Texas
Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Note

Date: September 12, 2023
Amount: \$190,000.00
Debtor: Antonio Trevino Jr.
Holder: Manuel Angel Murillo
Date of Sale of Property: August 5, 2025
Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: 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.

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.

FILED + POSTED
COUNTY COURT

JUL 15 2025 @ 9:21 AM

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: DEPUTY

Christy Villareal



Patrick Moore, Substitute Trustee

EXHIBIT "A"

CENTERLINE DEVELOPMENT LLC

711 W. Tyler Ave.
P.O. Box 1148
Harlingen, Texas 78551
(956)778-9391 (956)454-5785

METES AND BOUNDS:

TRACT I:

A 10.016 acre tract of land, more or less, out of Lot Fourteen (14), Section Two (2), Gulf Coast Irrigation Company Subdivision, Willacy County, Texas as recorded in Volume 1, Page 430 of the Transcribed Records from Cameron County to Willacy County, Texas, said 10.016 acre tract of land being more particularly described as follows:

COMMENCING at a ½ inch steel rod found being the Southeast corner of Lot 14 for the Southeast corner and POINT OF BEGINNING of the tract of land herein described, said corner being on the Centerline intersection of Simo Road and Holly Road;

THENCE, South 89 degrees 12 minutes 21 seconds West, with the contiguous South line of Lot 14 and Centerline of Holly Road, a distance of 973.70 feet to a ½ inch steel rod found, for the Southwest corner of this tract, said corner being on the East right of way line of Highway Expressway 77 (300.00 Ft. R.O.W.);

THENCE, North 00 degrees 47 minutes 39 seconds West, a distance of 20.00 feet passing a surveyor's concrete monument, a total distance of 40.00 feet to a ½ inch steel rod found for a corner of this tract;

THENCE, North 54 degrees 07 minutes 09 seconds West, a distance of 58.60 feet to a surveyor's concrete monument with a brass disc found for a corner of this tract;

THENCE, North 00 degrees 47 minutes 46 seconds West, with the East right of way line of Highway Expressway 77, a distance of 355.13 feet to a ½ inch steel rod set, for the Northwest corner of this tract;

THENCE, North 89 degrees 12 minutes 21 seconds East, parallel with the South line of Lot 14, a distance of 1000.65 feet passing a ½ inch steel rod set on the West right of way line of Simo Road, a total distance of 1020.65 to a ½ inch steel rod set, for the Northeast corner of this tract;

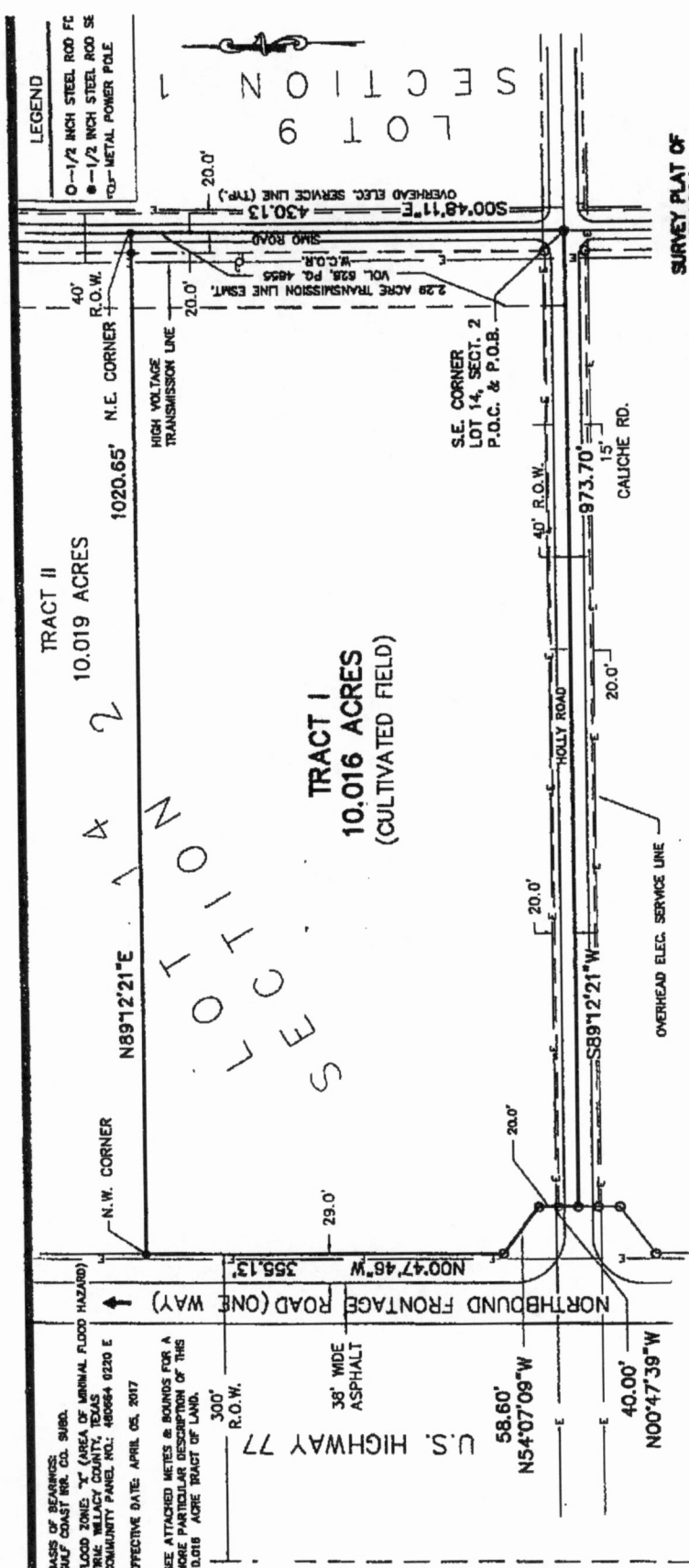
THENCE, South 00 degrees 48 minutes 11 seconds East, with the contiguous centerline of Simo Road and the East line of Lot 14, a distance of 430.13 feet to the POINT OF BEGINNING and containing 10.016 acres of land, more or less.

Basis of Bearing: Texas Highway Department Right of Way Map

James E. Rose
James E. Rose, R.P.L.S.
Reg. No. 2452



March 06, 2022
Job No. 4351-22 A



SURVEY PLAT OF TRACT 1

A 10.016 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT FOURTEEN (14), SECTION TWO (2), GULF COAST IRRIGATION COMPANY SUBDIVISION, WILLACY COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 430 OF THE TRANSCRIBED RECORDS FROM CAMERON COUNTY TO WILLACY COUNTY, TEXAS

MARCH 20, 2022

SCALE: 1"=100'

GL
CENTERLINE DEVELOPMENT LLC
711 W. Tyler Ave.
P.O. Box 1148
Harlingen, Tx 78551
(956) 778-9391 (956) 454-5785

SECTION 7

NOTES:

1) RIGHT OF WAY EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, VOLUME 33, PAGE 408, WILLACY COUNTY DEED RECORDS IS A BLANKET EASEMENT.

2) RIGHT OF WAY EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, VOLUME 33, PAGE 405, WILLACY COUNTY DEED RECORDS IS NOT APPLICABLE TO THIS TRACT.



• JAMES E. ROISE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DID HERON RESEARCH INFORMATION ON THIS SURVEY PLAT WAS ACTUAL SURVEY OF THE PROPERTY INFORMATION. THE SURVEYING RECORDS UNDER MY SUPERVISION, AND SHOWS THE FOLLOWING: (1) ALL VISIBLE IMPROVEMENTS LOCATED ON THE LAND, AND TO MY KNOWLEDGE, THERE ARE NO ENCROACHMENTS, BOUNDARY PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS AS SHOWN ON THE SURVEY PLAT. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

James E Rose 3/20/22
JAMES E. ROSE R.P.L.S., #2432 DATE

JOB NO.: 4351-22 A