

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OR RECORDED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF CAMERON §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by ELOISA CARDENAS HINOJOSA to ALYSSA L. ROMERO, Substitute Trustee dated December 28, 2023 for the benefit of the Beneficiary therein identified, duly recorded under Document Number 20240000002/Book 0635, Page 3483 of the Official Records of Willacy County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$175,000.00. I will, as Substitute Trustee under said original Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **TUESDAY, SEPTEMBER 2, 2025**, that being the first Tuesday of said month), at public auction to the highest bidder for cash, at the Willacy County Courthouse at the place designated by the Commissioner's Court for such sales in Willacy County, Texas (on the steps of the county courthouse or as designated by the County Commissioners) the sale to begin at the hour of 1:00 p.m. or within three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described as follows together with any and all improvements constructed upon, affixed to or located upon the described real property::

Lot 10B-1, Block 25 **HARDING LINDAHL SURVEY** and being 2 acres, more or less, out of West ½ of Lot 10, Section 25, Harding-Lindahl Subdivision, as recorded in Volume 2, Page 32, Map Records. Willacy County, Texas and being described by metes and bonds as follows:

Beginning at the Northwest corner of said Lot;

Thence, East along the North line of said Lot, a distance of 304.0 feet to a point for corner;

Thence, South, at 20.0 feet passing a set ½ inch iron rod, and continuing a total distance of 286.56 feet to a ½ inch iron rod set for corner;

Thence, West, 304.0 feet to a ½ inch set for corner in the West line of said Lot;

Thence, North, along said West line, at 266.56 feet passing a set 1.2 inch iron rod and continuing a total distance of 286.56 feet to the Point of Beginning 2.0 acres more or less.

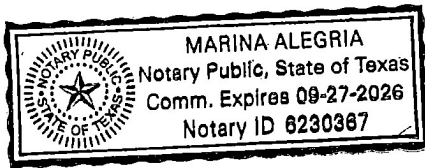
EXECUTED and DATED this the 11th day of August, 2025.

By: *Alyssa L. Romero*
Alyssa L. Romero, Substitute Trustee

Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

The foregoing instrument was acknowledged before me on the 11th day of August 2025 by Alyssa L. Romero, Substitute Trustee.



Marina Alegria
Notary Public in and for The State of Texas

AFTER RECORDING RETURN TO:
ROMERO LAW FIRM, PLLC
134 EAST PRICE ROAD
BROWNSVILLE TX 78521

4:30 pm
FILED + posted
COUNTY COURT
AUG 11 2025

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