

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: 1900 S EXPRESSWAY 77, RAYMONDVILLE, TX 78580

March 12, 2026

Deed of Trust: DEED OF TRUST (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: APRIL 11, 2024

Trustee:

ARMANDO ESCAMILLA

Address:

1105 East Tyler Ave
Harlingen, TX, 78550

Grantor: HAJI INVESTMENTS, LLC

Mortgagees: EUSEBIO LOPEZ, JR. and MARGARITA P. LOPEZ (hereafter "Lenders")

Recording Information: INSTRUMENT NUMBER 20240000654 of the real property records of Willacy County, Texas.

Property Address: 1900 S EXPRESSWAY 77, RAYMONDVILLE, TX 78580

Legal Description: Being a tract containing 5.28 acres of land out of the South part of Lot Fourteen [14] and the Southwest part of Lot Thirteen [13], Block One [1], Raymond Town and Improvement Company Subdivision, Willacy County, Texas; said 5.28 acre tract being more particularly described as follows:

Commencing at a point being the Southwest corner of said Lot 14;

Thence, North 89 degrees 08 minutes 45 seconds East, along the South line of said Lot 14, a distance of 664.98 feet for the Point of Beginning and Southwest corner of the herein described tract;

Thence, departing the South line of said Lot 14, North 00 degrees 51 minutes 22 seconds West, at a distance of 30.00 feet passing a ½ inch iron rod found, and continuing in all a total distance of 370.00 feet to a ½ inch iron rod found for the Northwest corner of the herein described tract;

Thence, North 89 degrees 08 minutes 45 seconds East, a distance of 695.00 feet to a ½ inch iron rod found on the West right of way line of Highway U.S. Expressway 77 and being the Northeast corner of the herein described tract;

Thence, continuing along the West right of way line of said Highway U.S. Expressway 77, South 20 degrees 35 minutes 59 seconds West, a distance of 176.16 feet to the point of curvature, of a curve to the right for an interior point of the herein described tract;

Thence continuing and along said curve to the right having a central angle of 02 degrees 14 minutes 04 seconds and a radius of 5,729.58 feet, at a distance of 190.75 feet passing a ½ inch iron rod found, and continuing in all a total distance of 223.45 feet to a point for the Southeast corner of the herein described tract;

Thence, departing the West right of way line of the aforementioned Highway U.S. Expressway 77, South 89 degrees 08 minutes 45 seconds West, a distance of 544.64 feet to the Point of Beginning and containing 5.28 acres of land, more or less.

Note Secured by Deed of Trust: PROMISSORY NOTE SECURED BY REAL ESTATE (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: April 11, 2024
Original Principal Amount: \$455,000.00
Maker: HAJI INVESTMENTS, LLC
Lenders: EUSEBIO LOPEZ, JR. and MARGARITA P. LOPEZ

Property: All real property and improvements, and personal property as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Guaranty: On April 11, 2024, ASIF ABDULRAHIM executed GUARANTY guaranteeing the Note and any other indebtedness by Debtor in favor of the Lender.

Sale Location: 576 W. Main Ave
Raymondville, Texas 78580.

Sale Date: APRIL 7, 2026

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 A.M., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lenders, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lenders directed the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers both real and personal property. This document constitutes formal notice by the Lenders to foreclose and sell both the real property and personal property, as described in Lenders's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

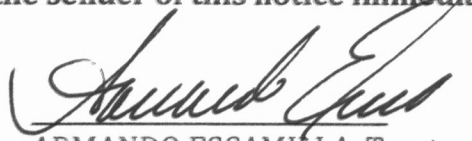
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.


ARMANDO ESCAMILLA, Trustee

**FILED
COUNTY COURT**

MAR 12 2026 @ 1:03 pm

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

