

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 17, 2026

Deed of Trust

Date: February 1, 2022

Grantor: Yenny Leon Carbonell

Grantor's County: Willacy

Beneficiary (or Holder): Armando Pena

Trustee: David A. Ewers

Substitute Trustee: Patrick Moore or Aaron Alaniz or Gerardo Martinez
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 20220000302 in the Official Records, Willacy County, Texas

Property: Lot 16, Block 5, Missouri-Texas Land and Irrigation Company Subdivision, Willacy County, Texas, according to the map or plat thereof recorded in Volume 1, Page 29, in the Official Records of Willacy County, Texas.

Note

Date: February 1, 2022

Amount: \$240,000.00

Debtor: Yenny Leon Carbonell

Holder: Armando Pena

Date of Sale of Property: June 2, 2026

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

MAY 11 2026 @ 11:20 AM

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

Christy Villareal

Gerardo Martinez
Gerardo Martinez, Substitute Trustee