

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Property:

Lot Numbers Twenty-Four (24) and Twenty-Five (25), Block Number Thirty-Eight (38), Original Townsite of Raymondville, Willacy County, Texas, as shown by the map or plat thereof recorded in the Office of the County Clerk of Willacy County, Texas, reference to which is here made for all purposes.

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

Date: August 4, 2026

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 4:00 P.M.

Place: Willacy County Courthouse in Raymondville, Texas, at the following location: the area in front of the entrance to the Judicial Section of the Willacy County Courthouse located in the 500 Block of West Hidalgo Street, Raymondville, Willacy County, Texas.

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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling 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 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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by TYRONE ARGUELLES and SABRINA JO MENDOZA. The deed of trust is dated February 5, 2020, and is recorded in the office of the County Clerk of Willacy County, Texas, in Volume 630, Page 4644 Official Records of Willacy County, Texas.

5. Obligations 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 aggregate original principal amount of \$50,000.00, executed by TYRONE ARGUELLES and SABRINA JO MENDOZA, and payable to the order of IRMA LERMA; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of TYRONE ARGUELLES and SABRINA JO MENDOZA, to IRMA LERMA is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of July 1, 2026, there is owed \$45,344.14 on the note, being principal and interest plus Attorney's fees. The note is bearing interest at the rate set out in your note, per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

IRMA LERMA
32699 FM 2520
San Benito, Texas 78586

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 as trustee to conduct the sale.

DATED July 1, 2026


Paul Hemphill, Trustee
815 Ridgewood
Brownsville, Texas 78520
Phone: (956) 546-5596