

Our Case No. 26-03532-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF WILLACY

Deed of Trust Date:
November 14, 1979

Property address:
141 EAST SUNSET
RAYMONDVILLE, TX 78580

Grantor(s)/Mortgagor(s):
J. RENE DE LA GARZA, ALSO KNOWN AS
RENE DE LA GARZA, AND WIFE, AIDA I. DE
LA GARZA

LEGAL DESCRIPTION: A 0.250 acre tract of land out of the Northwest corner of a certain two (2.00) acre tract of land out of the Southwest corner of the West one-half (W $\frac{1}{2}$) of Lot Twenty (20), Block Fifty-three (53), Gulf Coast Irrigation Company Subdivision, Willacy County, Texas, and said two (2) acre tract being the property described in deed from Mrs. C.C. Knight to Juan Ledesma by deed dated August 23, 1967, recorded in Volume 89, Page 95-97, Deed Records of Willacy County, Texas, and said 0.250 acre tract being more particularly described by metes and bounds as follows:
Commencing at the point of intersection of the contiguous West line of said Lot 20, and centerline of a 40.0 foot county road with the North right-of-way line of State Highway 186, said point lying 50.0 feet North of the centerline of said Highway and being the Southwest corner of said 2.00 acre tract of land; thence North 0 degrees 02 minutes West, with and along the contiguous West line of Lot 20, West line of said 2.00 acre tract of land, and centerline of said 40.0 foot county road, a distance of 177.0 feet to a point for the Southwest corner and point of beginning of the tract herein described;
Thence, continuing North 0 degrees 02 minutes West, with and along the contiguous West line of Lot 20, West line of said 2.00 acre tract and centerline of said 40.0 foot county road, a distance of 75.0 feet to the Northwest corner of said 2.00 acre tract for the Northwest corner of this tract;
Thence, South 89 degrees 22 minutes East, with and along the North line of said 2.00 acre tract, parallel with the North right-of-way line of State Highway 186, a distance of 145.20 feet to a point for the Northeast corner of this tract;
Thence, South 0 degrees 02 minutes East, parallel with the West line of Lot 20, a distance of 75.0 feet to a point for the Southeast corner of this tract;
Thence, North 89 degrees 22 minutes West, parallel with the North right-of-way line of State Highway 186, a distance of 145.20 feet to the point of beginning and containing 0.250 acre of land.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING
THROUGH THE RURAL HOUSING SERVICE
OR SUCCESSOR AGENCY, UNITED STATES
DEPARTMENT OF AGRICULTURE, ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING

Date of Sale: AUGUST 4, 2026

THROUGH THE RURAL HOUSING SERVICE,
ITS SUCCESSORS AND ASSIGNS, UNITED
STATES DEPARTMENT OF AGRICULTURE

Property County: WILLACY

Original Trustee: W.H. PIERATT

Recorded on: November 14, 1979

As Clerk's File No.: 221130

Mortgage Servicer:

UNITED STATES OF AMERICA, ACTING
THROUGH THE RURAL HOUSING SERVICE,
ITS SUCCESSORS AND ASSIGNS, UNITED
STATES DEPARTMENT OF AGRICULTURE

Substitute Trustee:

Resolve Trustee Services, LLC, Marinosei Law
Group, PC

Substitute Trustee Address:

c/o Marinosei Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Resolve Trustee Services, LLC, Marinosei Law Group, PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 4, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Willacy County Courthouse, 576 West Main Street, Raymondville, TX 78580 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, 7/9/26

9-12

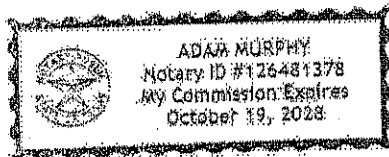
MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 9 day of July, 2026, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA,
ACTING THROUGH THE RURAL
HOUSING SERVICE, ITS
SUCCESSORS AND ASSIGNS,
UNITED STATES DEPARTMENT OF
AGRICULTURE
P.O. Box 66889
St. Louis, MO 63166
Our File No. 26-03532

Return to:

MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001