

NOTICE OF TRUSTEE'S SALE

DATE: JUNE 17, 2026

TRUSTEE: DAVID Z. CONOLY, P.C.

HOLDER AND OWNER OF THE NOTE AND
LIENHOLDER UNDER THE SECURITY INSTRUMENT: WHELIHAN INVESTMENTS LLC,
a Texas limited liability company

NOTE: Promissory Note dated June 30, 2022, in the original principal amount of \$99,000.00, executed by Oscar Ayarzagotia and Monica H. Ayarzagotia, payable to the order of Whelihan Investments LLC, a Texas limited liability company.

SECURITY INSTRUMENT: Deed of Trust dated June 30, 2022, executed by Oscar Ayarzagotia and Monica H. Ayarzagotia, to David Z. Conoly, P.C., Trustee, for the benefit of Whelihan Investments LLC, a Texas limited liability company, recorded under Document No. 331176, Official Records of Kleberg County, Texas.

PROPERTY (including all personal property secured by the security agreement included in the Security Instrument):

Lot Four (4), Siesta Estates No. 4, an addition in Kleberg County, Texas, as shown on map or plat of record in Envelope 196, Plat Cabinet I, Map Records of Kleberg County, Texas.

Together with any and all buildings and improvements of every kind and character now or hereafter situated or placed thereon (including, but not limited to, any and all plumbing, electrical, heating and other fixtures, equipment, and appliances), and all replacements of and additions thereto, and all and singular the rights, privileges, hereditaments, appurtenances, rents, revenues, profits and income thereunto now or hereafter incident or belonging.

COUNTY: KLEBERG

DATE OF SALE: AUGUST 4, 2026

TIME OF SALE: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter

PLACE OF SALE: At the County Courthouse in Kleberg County, Texas, in the area of the courthouse designated by the commissioners court of such county as the place where public sales of real property under a power of sale conferred by a deed of trust or other contract lien are to take place.

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.

David Z. Conoly, P.C., is Trustee under the Deed of Trust.

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS."

The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A winning bidder at a sale, other than the foreclosing Mortgagee or mortgage servicer, shall provide the following information to the Trustee at the time the Trustee completes the sale:

- (1) the name, address, telephone number and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
- (2) if the bidder is acting on behalf of another individual or organization, the name, address, telephone number and e-mail address of the individual or organization and the name of a contact person for the organization;
- (3) the name and address of any person to be identified as the grantee in the Trustee's deed;
- (4) the purchaser's tax identification number;
- (5) a government-issued photo identification to confirm the identity of each individual tendering funds for the winning bid; and
- (6) any other information reasonably needed to complete the Trustee's duties and functions concerning the sale.

If the winning bidder fails or refuses to provide the information, the Trustee may decline to complete the transaction or deliver the Trustee's deed.

TRUSTEE:

DAVID Z. CONOLY, P.C.,
a Texas professional corporation



By: _____
David Z. Conoly, President

FILED FOR RECORD
on 7/14/20
at 8:24
Salvador "Sonny" Barrera III
Kleberg County, Clerk
By: M. Hernandez
Deputy