

THE STATE OF TEXAS

NOTICE TO DEFENDANT: “You have been sued. You may employ an attorney. If you or your attorney do (does) not file a written answer with the clerk who issued to this citation by 10:00 A.M. on the Monday next after the expiration of forty-two (42) days after the date of issuance of this citation and Petition, a default Judgment may be taken against you.” In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

TO: BENITO TREVINO, JR, AND THE UNKNOWN HEIRS-AT-LAW OF BENITO TREVINO, DECEASED DEFENDANT(S)

GREETINGS:

You are hereby commanded to appear by filing a written answer to the Plaintiff’s Original Petition at or before 10:00 o’clock A.M. of the Monday next after the expiration of forty-two (42) days after the date of issuance of this citation the same being the on, this the 26th day of March, 2025 before the Honorable Orlando J. Esquivel, 430th District Court of Hidalgo County, Texas at the Courthouse of said county in Edinburg, Texas. Said PLAINTIFF’S ORIGINAL PETITION WITH EXHIBIT A THROUGH F filed in said court on the on this the 1st day of July, 2024 in this case numbered C-3051-24-J on the docket of said court and styled WILMINGTON SAVINGS FUND SOCIETY VS. SANDRA MARIE VILLARREAL, ANGEL BENITO TREVINO, ANGELINA LEE TREVINO, BENITO TREVINO, JR, BRIAN TREVINO, THE UNKNOWN HEIRS AT LAW BENITO TREVINO, DECEASED, BOBBY TREVINO, LESLIE TREVINO.

Said petition was filed in said court by Attorney MYRA HOMAYOUN; 125'.5' West 15th Street, Suite 1060 Plano, TX 75075

A brief nature of the suit is as follows: Plaintiff Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Starwood Mortgage Residential Trust 2022-1, its successors and assigns, by and through its attorney of record, Myra Homayoun of McCarthy & Holthus, LLP, 1255 West 15th Street, Suite 1060, Plano, Texas 75075, brought suit in rem only, against Sandra Marie Villarreal, formerly known as Sandra Marie Borrego, also known as Sandra Marie Trevino, Angel Benito Trevino, Angelina Lee Trevino, Benito Trevino, Jr., Brian Trevino, Bobby Trevino, Leslie Trevino, and the Unknown Heirs at Law of Benito Trevino, Deceased, and any other person(s) claiming any right, title, or interest through Benito Trevino, as heir(s)-at-law to 1708 W. Mile 3 Rd, Mission, Texas 78573 and legally described, to wit

Tract 1: (Fee Simple)

A 0.21 acre Tract of land, more or less, out the West 2.5 acres of the East 5.0 acres of the South 19.98 acres of Lot thirty-three-one (33-1), WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, as per Map or Plat thereof recorded in Volume I, Page 56, Map Records of Hidalgo County, Texas: said 0.21 acre tract of land being more particularly described by Metes and Bonds as follows:

Beginning at the Southeast comer of said Lot Thirty-Three-One (33-1):

Thence, North. 81 degrees 21 minutes West, along the South line of said Lot Thirty-Three-One (33-1), a distance of 385.0 feet to a point;

Thence, North, 8 degrees 39 minutes East, parallel to the East line of said Lot Thirty-Three-One (33-1), at 3 feet pass the centerline of F.M. 1926 (Miles 3 North Road), a distance of 43 feet pass a found 5/8 inch iron pipe on the North right of way line of said F. M. 1926 (Mile 3 North Road); at a total distance of 190.0 feet in all to a set 1/2 inch iron rod for the Southwest corner hereof;

Thence. North. 8 degrees 39 minutes East, parallel to the East line of said Lot Thirty-Three-One (31-1), a distance of 115.0 feet to a 1/2 inch iron rod for the Northwest corner hereof;

Thence, South 81 degrees 21 minutes East, parallel to the South line of said Lot Thirty-Three-One (33-1), a distance of 80.0 feet to a set 1/2 inch iron rod for the Northeast corner thereof:

Thence, South 8 degrees 39 minutes West, parallel to the East line of said Lot Thirty-Three-One (33-1), a distance of 115.0 feet to a set 1/2 inch iron rod for the Southeast corner hereof:

Thence, North 81 degrees 21 minutes West, parallel to the South line of said Lot Thirty-Three-One (33-1) , a distance of 80 feet to the POINT OF BEGINNING, containing 0.21 acres of land, more or less.

Note: The Company is prohibited from insuring the area of quantity of land described herein. Any statement in the above legal description is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override or alter the insuring provisions of item two (2) Schedule B hereof.

Tract 2: (Fee Simple)

BEING a 0.06 acre (or 2,560.0 Sq. ft.) tract of land, more or less, carved out of the West 2.5 acres of the East 5.0 acres of the South 19.98 acres of Lot 33- 1, WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof, recorded in Volume I, Page 56, Map Records of Hidalgo County, Texas; said 0.06 acre tract of land is more particularly described by metes and bounds, as follows:

COMMENCING of the Southeast corner of said Lot 33-1 located in the center of Mile 3 North Road (aka F.M. 1926); thence, as follows:

North 81° 21’ West, coincident with the South line of said Lot 33-1, a distance of 330.0 feet and thence. North 08° 39’ East, a distance of 305.0 feet in all to a 1/2 inch diameter iron rod with yellow cap marked “SEA 5782” set for the Southwest corner and POINT OF BEGINNING of this herein described tract:

THENCE, North 08° 39’ East, a distance of 32.0 feet, to a 1/2 inch diameter Iron rod with yellow cap marked “SEA 5782” sct for the Northwest corner of this herein described tract;

THENCE, South 81° 21’ East, along a line parallel to the South line of said Lot 33-1, a distance of 80.0 feet to a 1/2 inch diameter iron rod with yellow cap marked “SEA 5782” set on the West line of that certain 30.0 foot Roadway Easement for the Northeast corner of this herein described tract;

THENCE, South 08° 39’ West, coincident with the West line of said 30.0 foot Roadway Easement, a distance of 32.0 feet, to a 1/2 inch diameter iron rod with yellow cap marked “SEA 5782” set for the Southeast corner of this herein described tract;

THENCE, North 81° 21’ West, along a line parallel to the South line of said Lot 33-1, a distance of 80.0 feet, in all to the POINT OF BEGINNING, containing 0.06 acres of land, more or less.

Note: The Company is prohibited from insuring the area of quantity of land described herein. Any statement in the above legal description is not a representation that such area or quantity is correct, but is made only for Informational and/or identification purposes and does not override or alter the Insuring provisions of item two (2) Schedule B hereof.

Tract 3: (Easement Estate)

A 30.00 foot roadway easement out of the West 2.5 acres of the East 5.0 acres of the South 19.98 acres of Lot 33-1, WEST ADDITION TO SHARYLAND SUBDIVISION, Hidalgo County, Texas, as per Map or Plat thereof recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas; said 30.0 foot roadway easement Is more particularly described by metes and bounds as follows:

“CORRECT METES AND BOUNDS TO BE PROVIDED”

Note: The Company is prohibited from insuring the area or quantity of land described herein, Any statement in the above legal description is not a representation that such area or quantity Is correct, but is made only for Informational and/or identification purposes and does not override or alter the insuring provisions of item two (2) of Schedule B hereof.

Plaintiff(s) pay for damages in an amount to be proven at trial, including but not limited to actual damages, direct and consequential damages, attorney fees and taxable court costs.

The officer executing this writ shall promptly serve the same according to requirements of law, and the mandates thereof, and make due return as the law directs.

ISSUED AND GIVEN UNDER MY HAND AND SEAL of said court at Edinburg, Texas on the on this the 27th day of March, 2025.

Laura Hinojosa, District Clerk 100 N. Closner, Edinburg TX Hidalgo County, Texas Fernanda Hernandez, Deputy Clerk	A True Copy I Certify J.E. “Eddie” Guerra Sheriff, Hidalgo County By: F. Cerda, Deputy #1149
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