

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](https://www.texaslawhelp.org).

TO: THE UNKNOWN HEIRS OR DEVISEES OF FRANK S. BANDA, 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 19th day of August, 2025 before the Honorable Joe Ramirez, 464th District Court of Hidalgo County, Texas at the Courthouse of said county in Edinburg, Texas. Said PLAINTIFF'S ORIGINAL PETITION filed in said court on the on this the 14th day of April, 2025 in this case numbered **C-1665-25-L** on the docket of said court and styled CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST VS. FABIAN BANDA, FRANK BANDA, JR., SONIA MARIE BANDA, FRED BANDA, AND THE UNKNOWN HEIRS OF DEVISEES OF FRANK S. BANDA A/K/A FRANK BANDA, DECEASED.

Said petition was filed in said court by Attorney Shawnika L. Brooks, 101 E. Park Blvd. Suite 600, Plano, Texas 75074.

A brief nature of the suit is as follows: **THIS IS AN IN REM ACTION RELATING TO A SECURED INTEREST ENCUMBERING REAL PROPERTY COMMONLY KNOWN AS 811 ½ NEVADA AVE., MERCEDES, TX 78570 AND WITH THE LEGAL DESCRIPTION OF THE NORTH SIXTY FEET (60') OF LOT EIGHT (8), HOLLYWOOD ACRES, AN ADDITION TO THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 3, PAGE 28, RECORDS OF HIDALGO COUNTY, TEXAS. THE PETITION ALLEGES THAT THE RECORD OWNER OF PROPERTY, FRANK S. BANDA IS DECEASED AND THAT SOME OF HIS HEIRS, ASSIGNS AND DEVISEES ARE UNKNOWN.**

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 22nd day of June, 2026.

LAURA HINOJOSA, DISTRICT CLERK
100 N. CLOSNER, EDINBURG, TEXAS
HIDALGO COUNTY, TEXAS
RAUL HERNANDEZ, DEPUTY CLERK

A True Copy I Certify
J.E. “Eddie” Guerra
Sheriff, Hidalgo County
By: Jesus Contreras #2020
Deputy