FILED FOR RECORD
at 2:43 o'clock P M

SEP 14 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by

Notice of Trustee Sale

Date: September 14, 2026

Mortgagee: SANGU VEGA LLC.

Note: Note dated **June 07, 2025,** in the original principal amount of **$193,500.00**

Deed of Trust

Date: **June 07, 2025**

Grantor: **Carlos Javier Marcano Contreras & Gloria Del Valle Rodriguez Rodriguez**

Mortgagee: Sangu Vega LLC.,

Recording Information: County Clerk's File No. **2025-21591**, of the Official Public Records of Hunt County, Texas

Property: **TRACT 1: GEO; R127694**

BEING 4.353 ACRES, LOT 52, PART OF THE PECAN MEADOWS PHASE 1 ADDITION, AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1292, PAGE 484 ON INSTRUMENT FILED APRIL 5, 2005 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE BLAND INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R127694

Trustee's Name: Kevin A. Velasquez-Garcia
Trustee's Address: 1011 St Hwy 205
Terrell, TX 75160

County: Hunt
Date of Sale (first Tuesday of the month): October 06, 2026
Time of Sale: 10:00 A.M. to 12:00 P.M.
Place of Sale: Place designated by the Commissioner's Court of Hunt County, Texas.

Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

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 reserved 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.

By: _____
Kevin A. Velasquez-Garcia

Questions concerning the sale may be directed to the undersigned or the beneficiary,
SANGU VEGA LLC.
1011 St Hwy 205, Terrell, TX 75160, please call (972) 472-5080.