

PNC BANK, N.A. (NCM)  
BENAVIDES, RICARDO  
2004 WOODWAY DRIVE, EAGLE PASS, TX 78852

FHA 495-7625420703  
Firm File Number: 26-043955

12:58 FILED  
AT O'CLOCK PM  
JUN 18 2026

**NOTICE OF TRUSTEE'S SALE**

SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By *[Signature]* Deputy

WHEREAS, on April 4, 2007, RICARDO BENAVIDES AND GRACIELA BENAVIDES, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to DON HARRIS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALETHES, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of MAVERICK COUNTY, TX and is recorded under Clerk's File/Instrument Number 142172 Volume 1018, Page 321, to which reference is herein made for all purposes.

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

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 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in MAVERICK COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Maverick, State of Texas:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 3 IN BLOCK 3, TREASURE HILLS II, SUBDIVISION, UNIT 2, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION WHICH IS OF RECORD IN ENVELOPE 259, SLIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Property Address: 2004 WOODWAY DRIVE  
EAGLE PASS, TX 78852  
Mortgage Servicer: PNC BANK, N.A.  
Mortgagee: PNC BANK, NATIONAL ASSOCIATION  
3232 NEWMARK DRIVE  
MIAMISBURG, OH 45342-5433

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 above referenced loan.

**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**

SUBSTITUTE TRUSTEE  
Servicelink Agency Sales and Posting LLC  
320 Commerce St., Suite 100  
Irvine, CA 92602

WITNESS MY HAND this day June 16, 2026.

Date: 6/18/2026

Posted By: Beatha Cardenas

By: *[Signature]*  
Grant Tabor  
Texas Bar No. 24027905  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823  
Attorneys for PNC Bank, National Association

**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 military service to the sender of this notice immediately.**