

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: The Unknown Heirs-At-Law of Baltazar Cerda, Jr. 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 6th day of February, 2026 before the Honorable Luis M. Singleterry, 92nd District Court of Hidalgo County, Texas at the Courthouse of said county in Edinburg, Texas. Said filed in said court on the on this the 6th day of May, 2025 in this case numbered **C-2133-25-A** on the on the docket of said court and styled PENNYMAC LOAN SERVICES, LLC VS. MELISSA ZEPEDA-CERDA AND THE UNKNOWN HEIRS-AT-LAW OF BALTAZAR CERDA JR., DECEASED.

Said petition was filed in said court by Attorney Myra Homayoun; JUAN G. RAMOS, 2763 Camino Del RIO S, Suite 100, San Diego CA, 92108; 4415 N. McColl Rd. McAllen, TX 78504.

A brief nature of the suit is as follows: Plaintiff PennyMac Loan Services, LLC, 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 Melissa Zepeda-Cerda, and the Unknown Heirs-at-Law of Baltazar Cerda, Jr. Deceased, and any other person(s) claiming any right, title, or interest through Baltazar Cerda, as heir(s)-at-Law to 3013 Brush Dr. Weslaco, TX 78599 and legally described to wit:

ALL OF LOT 25, QUAIL HOLLOW NORTH, AND ADDTION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 49, PAGE 99-101, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

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 21st day of May, 2026.

LAURA HINOJOSA, DISTRICT CLERK
100 N. CLOSNER, EDINBURG, TX 78539
HIDALGO COUNTY, TEXAS
CLAUDIA RANGEL, DEPUTY CLERK

A TRUE COPY I CERTIFY
J.E. "EDDIE" GUERRA
SHERIFF HIDALGO COUNTY
DEPUTY: JESUS CONTRERAS #202