

NOTICE OF TRUSTEE'S SALE

DATE: July 14, 2020

JUL 14 2020

DEED OF TRUST:

Eliavay B. Silvas
County Clerk, Brooks County, Texas
By:  Deputy

Date: November 8, 2019
Grantor: Mario Rene Salazar and Maria Celeste Salazar
Beneficiary: KNK Farms, LLC, a Texas Limited Liability Company
Trustee: Kyle D Ruppert

Recording Information: Recorded under Document Number **99618** of the Official Records Brooks County, Texas
Property: Exhibit "A"

NOTE:

Date: November 8, 2019
Amount: \$71,500.00
Debtor: Mario Rene Salazar and Maria Celeste Salazar
Holder: KNK Farms, LLC, a Texas Limited Liability Company

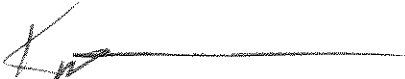
Date of Sale of Property (first Tuesday of month): August 4, 2020

Earliest Time of Sale of Property: 10 AM

Place of Sale of Property (including county): The east side steps of the Brooks County Courthouse, 408 W Travis St, Falfurrias, TX 78355, or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above of within four hours after that time.

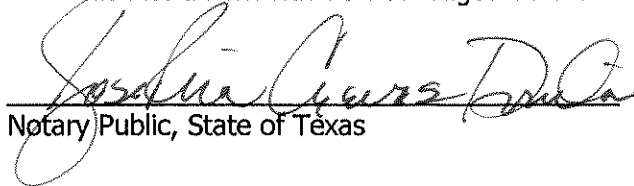
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of the armed forces of the United States, please send a written notice of the active military service to the sender of this notice immediately.

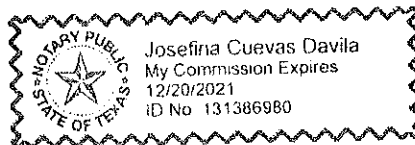


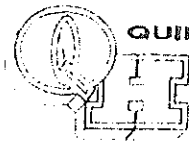
Kyle D Ruppert, Trustee

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this the **July 14, 2020**, by **Kyle D Ruppert, Trustee**.


Notary Public, State of Texas





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors
Alfonso Quintanilla, P.E., R.P.L.S. Eutello Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects * Subdivisions * Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 361-6480 Fax 361-0527

LB07

METES AND BOUNDS

Exhibit 'A'

LOMA BLANCA RANCHES
TRACT No. 7

A 12.60 ACRE TRACT OF LAND OUT OF TRACT "G", "LOMA BLANCA" FRANCISCO GUERRA CHAPA GRANT, ABSTRACT 98, BROOKS COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 370, PAGE 557, OFFICIAL RECORDS, BROOKS COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 6" WOOD FENCE POST FOUND FOR THE NORTHEAST CORNER OF TRACT "G", AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°35'46" E (DEED RECORD: S 00°35'47" E), ALONG THE EAST LINE OF TRACT "G", A DISTANCE OF 796.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 671.26 FEET FOR THE WEST LINE OF SAID 50.00 FOOT ACCESS EASEMENT, A TOTAL DISTANCE OF 696.26 FEET TO A POINT IN THE CENTERLINE OF SAID 50.00 FOOT ACCESS EASEMENT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE CENTERLINE OF SAID 50.00 FOOT ACCESS EASEMENT, A DISTANCE OF 790.21 FEET TO A 1/2" IRON ROAD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF TRACT "G", AND ON THE SOUTH LINE OF TRACT "F", FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 89°31'16" E (DEED RECORD: N 89°39'40" E), ALONG THE NORTH LINE OF TRACT "G", AND THE SOUTH LINE OF TRACT "F", PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE EAST LINE OF A 50.00 FOOT ACCESS EASEMENT, A TOTAL DISTANCE OF 688.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.60 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DEED RECORDED IN VOLUME 48, PAGE 130, DEED RECORDS, BROOKS COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: FEBRUARY 28, 2019

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

