

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

APR 11 2022

Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: *Victoria Lantu* Deputy

DATE: April 12, 2022

DEED OF TRUST:

Date: June 08, 2020
Grantor: Felipe Reyes
Beneficiary: 1418 Land Investments, LLC, a Texas Limited Liability Company
Substitute Trustee: Richard W. Ruppert
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Recorded under Document Number 100080 of the Official Records Brooks County, Texas

Property: See Attached Exhibit "A" and "B"

NOTE:

Date: June 08, 2020
Amount: \$81,900.00
Debtor: Felipe Reyes
Holder: 1418 Land Investments, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): May 3, 2022

Earliest Time of Sale of Property: 10 AM

Place of Sale of Property (including county): 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.

[Signature]
Richard W. Ruppert, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF BROOKS

This instrument was acknowledged before me on this day April 12, 2022 by Richard W. Ruppert, Substitute Trustee.

[Signature]
Notary Public, State of Texas

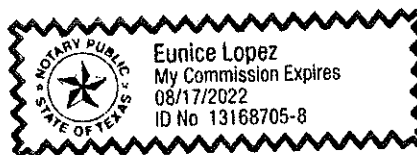
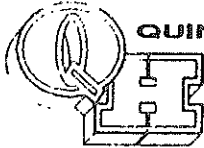


EXHIBIT 'A'

Bk Vol Pg
100079 OR 383 713



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio 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 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

RANCHOS 1418 TRACT No.1

A 10.72 ACRE TRACT OF LAND IN THE LOMA BLANCA GRANT, FRANCISCO GUERRA CHAPA, ABSTRACT No.98, BROOKS COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 99378, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 223, FOR THE NORTHWEST CORNER OF A 122.78 ACRE TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 89°54'38" E (DEED RECORD: N 89°54' E), ALONG THE NORTH LINE OF SAID 122.78 ACRE TRACT, AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 223, A DISTANCE OF 523.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, A DISTANCE OF 886.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, A DISTANCE OF 531.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND ON THE WEST LINE OF SAID 122.78 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°34'03" E (DEED RECORD: N 00°02' E), ALONG THE EAST RIGHT OF WAY LINE OF F.M. 1418, AND THE WEST LINE OF SAID 122.78 ACRE TRACT, A DISTANCE OF 885.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.72 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DEED OF GIFT, RECORDED IN VOLUME 0134, PAGE 357, 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.

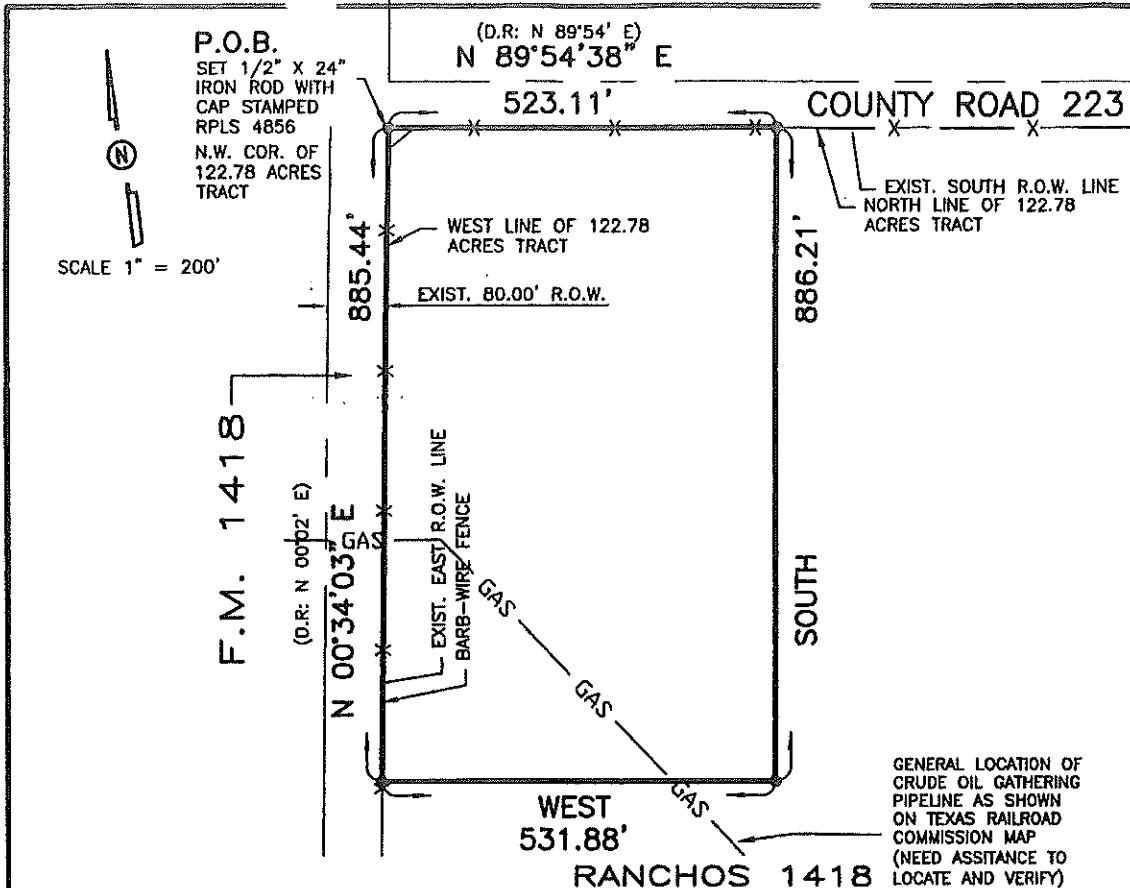
DATE PREPARED: JUNE 10, 2020


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



EXHIBIT 'B'

Bk Val Pg
100079 OR 383 714



PLAT SHOWING

A 10.72 ACRE TRACT OF LAND IN THE LOMA BLANCA GRANT, FRANCISCO GUERRA CHAPA, ABSTRACT No.98, BROOKS COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 99378, OFFICIAL RECORDS, BROOKS COUNTY, TEXAS.

NOTE:
● = FND. 1/2"
IRON ROD WITH
PLASTIC CAP
STAMPED RPLS 4856
UNLESS OTHERWISE NOTED.

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.

COMMUNITY-PANEL NUMBER 48047C0275C
MAP REVISED: OCTOBER 6, 2010

BEARINGS SHOWN ARE IN ACCORDANCE WITH DEED OF
GIFT RECORDED IN VOLUME 0134, PAGE 357, DEED
RECORDS, BROOKS COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT
TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF BROOKS
AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE
CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING
EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING
PLAT TO BE A TRUE AND CORRECT REPRESENTATION
OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL
SURVEY DONE ON THE GROUND UNDER MY DIRECTION.
THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR
SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE
ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF
IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



Alfonso Quintanilla

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

SURVEYED JUNE 10, 2020
ADDRESS _____

OWNER _____

JOB No. G.F. No. 469417

BOOK No. _____ PAGE _____

Z:\data\SUBDIVISIONS\12-PRELIMINARY\KYLE RUPPERT\100 acres Fallurria\LOMA BLANCA 100AC



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 936-381-6480
EDINBURG, TEXAS 78539 FAX 936-381-0527