

1418 Land Investments, LLC, a Texas Limited Liability Company

2810 N. Closner Blvd.
Edinburg, TX 78541
(956) 383-0868

File for Record
at 3:15 o'clock P. M.
JUL 12 2022
Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: *Nicole [unclear]*, Deputy

Notice of Acceleration

July 12, 2022

Damasio Almaguer & Alexandra Almaguer/ERK02.1

**4200 J and A Dr
Mission, Tx 78574**

**CMRRR # 7019 2970 0001 2639 8471
AND FIRST CLASS MAIL**

Re: Real Estate Lien Note dated **January 12, 2022**, executed by **Damasio Almaguer & Alexandra Almaguer**, payable to the order of **1418 Land Investments, LLC, a Texas Limited Liability Company**, in the original principal sum of **\$82,400.00**.

Dear **Damasio Almaguer & Alexandra Almaguer**,

Because of the failure to cure the default under the referenced loan documents, the mortgagee has accelerated the maturity of the note.

Demand is made for the payment of all unpaid principal and all accrued but unpaid interest. Please contact the undersigned for the current payoff information.

If the amount due is not paid, the mortgagee intends to foreclose the lien under the loan documents in accordance with the enclosed Notice of Substitute Trustee's Sale.

I am attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with federal law.

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 written notice of the active duty military service to the sender of this notice immediately.

If you have any questions, please consult your legal counsel.

Sincerely yours,



Richard W. Ruppert, Substitute Trustee

Enclosure

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 12, 2022

DEED OF TRUST:

Date: January 12, 2022
Grantor: Damasio Almaguer & Alexandra Almaguer
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 **101633** of the Official Records Brooks County, Texas

Property: As Described in Exhibit "A" & "B" hereto attached

NOTE:

Date: January 12, 2022
Amount: \$82,400.00
Debtor: Damasio Almaguer & Alexandra Almaguer
Holder: 1418 Land Investments, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): August 2, 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.


Richard W. Ruppert, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF BROOKS

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


Notary Public, State of Texas

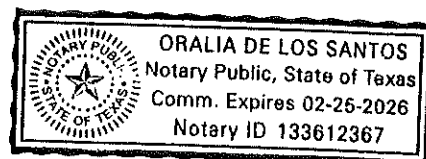
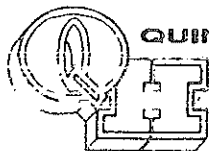


EXHIBIT 'A'



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 958/381-8460 Fax 958/381-0527

METES AND BOUNDS

RANCHOS 1418 TRACT No.2

A 10.75 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 ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 223 AND ON THE NORTH LINE OF A 122.78 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 89°54'38" E (DEED RECORD: N 89°54' E), 523.11 FEET FROM THE NORTHWEST CORNER OF SAID 122.78 ACRE 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 528.00 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 887.04 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 528.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, A DISTANCE OF 886.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.75 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


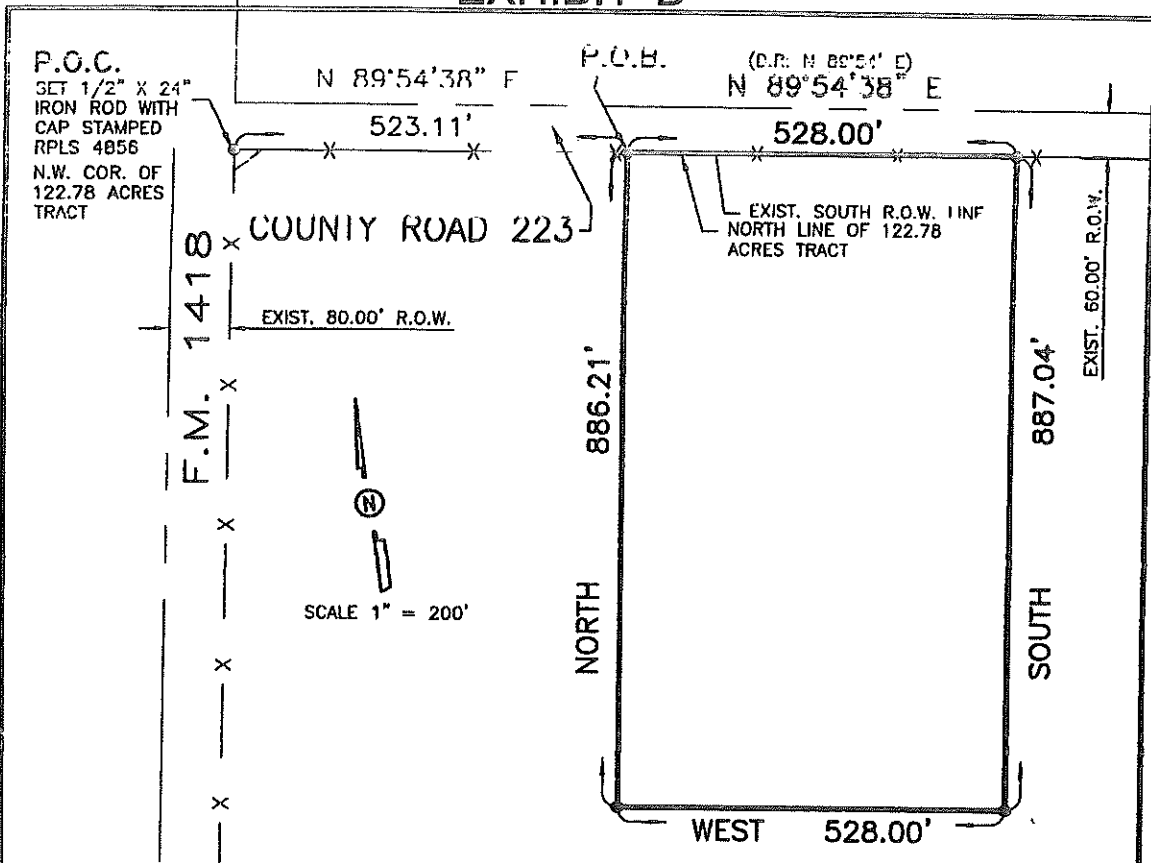

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



EXHIBIT 'B'



RANCHOS 1418 PLAT SHOWING TRACT No. 2

A 10.75 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 _____



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527