

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust dated May 28, 2007, executed by **LUPE ALMENDAREZ and GLORIA ALMENDAREZ**, duly recorded in the Deed Records of Brooks County, Texas recorded in Volume 293, Page 706, I will, as Substitute Trustee under said Deed of Trust in order to satisfy the indebtedness, default having been made in payment thereof, sell on Tuesday, September 6, 2022 (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the place designated by the Commissioner's Court of Brooks County, being the outside entrance of the Brooks County Courthouse in Falfurrias, Texas, between the hours of 10 o'clock P.M. and 4 o'clock P.M. of the day, the following described property to-wit:

A tract of land containing 1.22 acres, more or less, designated as Lot 8A, out of the original Lot 8, Block 4 of Falfurrias Farm and Garden Tracts, recorded in Volume 92, Pages 445-446, Brooks County Deed Records, situated in "Loma Blanca" Ignacio De La Pena Original Grantee, Brooks County, Texas, said 1.22 acre tract being more particularly described as follows, to-wit:

Beginning at a set iron rod on the South right-of-way line of Travis Road, the Northwest corner of said original Lot 8, Block 4, and point of beginning:

Thence S 01° 56' 42" E, a distance of 347.31 feet to a set iron rod for the Southeast corner hereof;

Thence N 88° 43' 35" W, a distance of 154.55 feet to a set iron rod on the West line of said Lot 8 for the Southwest corner hereof;

Thence with the West line of said Lot 8, N 01° 36' 42" W, a distance of 339.98 feet to the point of beginning and containing 1.22 acres of land, more or less.

AND

File for Record at <u>9:40</u> o'clock <u>A.</u> M.
AUG 08 2022
Elvaray B. Silvas County Clerk, Brooks County, Texas By: <u>[Signature]</u> , Deputy

A tract of land containing 1.25 acres, more or less, designated as Lot 8B, out of the original Lot 8, Block 4 of Falfurrias Farm and Garden Tracts, recorded in Volume 92, Pages 445-446, Brooks County Deed Records, situated in "Loma Blanca" Ignacio De La Pena Original Grantee, Brooks County, Texas, said 1.25 acre tract being more particularly described as follows, to-wit:

Beginning at a set iron rod on the South right-of-way line of Travis Road, the Northwest corner of said original Lot 8A, and point of beginning:

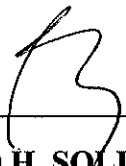
Thence with the South right-of-way line of said Travis Road, N 88° 33' 04" E., a distance of 154.32 feet to a set iron rod for the Northeast corner hereof;

Thence S 02° 18' 30" E., a distance of 354.76 feet to a set iron rod for the Southeast corner hereof;

Thence N 88° 44' 03" W, a distance of 156.81 feet to a set iron rod on the Southeast corner of said Lot 8A and the Southwest corner hereof;

Thence with the East line of said Lot 8A, N 01° 36' 42" W, a distance of 347.31 feet to the point of beginning and containing 1.25 acres of land, more or less.

EXECUTED this 4th day of August, 2022.



RICARDO H. SOLIZ, SUBSTITUTE TRUSTEE

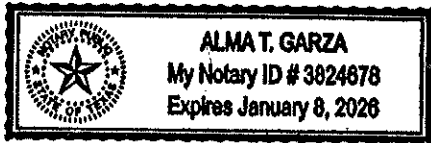
(ACKNOWLEDGMENT)

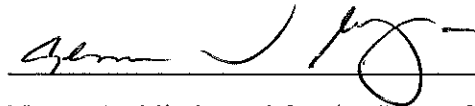
STATE OF TEXAS §

COUNTY OF ZAPATA §

BEFORE ME, the undersigned authority, on this day personally appeared **RICARDO H. SOLIZ, SUBSTITUE TRUSTEE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity herein stated.

Given under my hand and seal of office on this the 4th day of August, 2022.





Notary Public in and for the State of TEXAS