

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 8, 2026

Deed of Trust

Date: April 27, 2021
Grantor: Leobaldo Garza
Grantor's County: Brooks
Beneficiary (or Holder): 1418 Land Investment, LLC
Trustee: Kyle D. Ruppert
Substitute Trustee: Patrick Moore or Aaron Alaniz or Gerardo Martinez
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 100976 in the Official Records, Brooks County, Texas
Property: See Exhibit "A and B" attached hereto and incorporated herein for all purposes.

Note

Date: April 27, 2021
Amount: \$67,400.00
Debtor: Leobaldo Garza
Holder: 1418 Land Investment, LLC

Date of Sale of Property: February 3, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The east steps of the County Courthouse in Brooks County, Texas, situated at 408 W. Travis Street, Falfurrias, TX 78355, or if the preceding area is no longer the designated area, at the area most recently designated by the Brooks County Commissioner's Court of Brooks County, Texas.

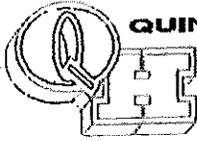
Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.

File for Record
at 8:28 o'clock A.M.
JAN 13 2026
Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: [Signature], Deputy

[Signature]
Patrick Moore, Substitute Trustee



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-1613
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

Exhibit "A"

RANCHOS 141B TRACT No.9

A 7.07 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 FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 00°34'03" W, 2,357.56 FEET, AND EAST, 1,020.22 FEET FROM THE NORTHWEST CORNER OF A 122.78 ACRE TRACT.

THENCE; S 89°10'07" E, A DISTANCE OF 264.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°02' W, A DISTANCE OF 1,163.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF SAID 122.78 ACRE TRACT AND ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 208 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF SAID 122.78 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 208, A DISTANCE OF 264.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.

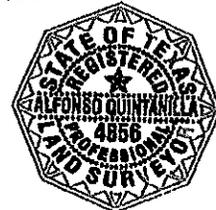
THENCE; N 00°02' E, A DISTANCE OF 1,167.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.07 ACRES OF LAND MORE OR LESS.

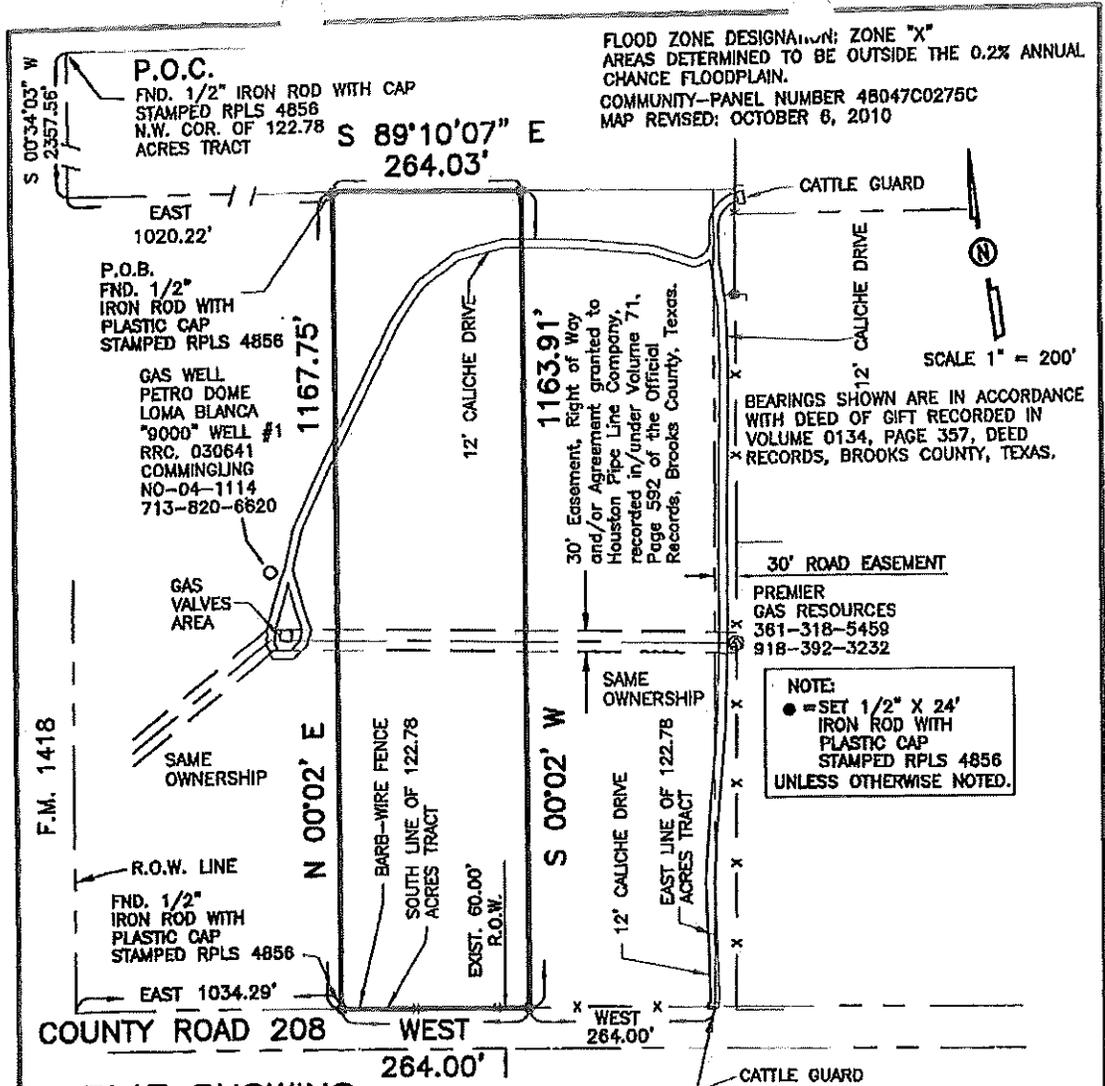
BEARINGS ARE IN ACCORDANCE WITH DEED OF GIFT, RECORDED IN VOLUME 0134, PAGE 357, DEED RECORDS, BROOKS COUNTY, TEXAS.

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: APRIL 19, 2021

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





PLAT SHOWING
A 7.07 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.

RANCHOS 1418
TRACT No. 9

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.

Exhibit "B"



Alfonso Quintanilla
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

SURVEYED APRIL 19, 2021
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 856-381-8480
EDINBURG, TEXAS 78539 FAX 958-381-0527

100976 DR
Pk
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