

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 5, 2026

Deed of Trust

Date: January 15, 2024
Grantor: Alfonzo Vasquez Ramirez
Grantor's County: Brooks
Beneficiary (or Holder): 755 Ventures, LLC
Trustee: Thomas J. Jendrusch
Substitute Trustee: Patrick Moore or Aaron Alaniz or Gerardo Martinez
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

File for Record
at 4:26 o'clock P.M.
FEB 6 2026
Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: [Signature] Deputy

Recording Information: Document Number 103657 in the Official Records, Brooks County, Texas
Property: See Exhibit "A and B" attached hereto and incorporated herein for all purposes.

Note

Date: January 15, 2024
Amount: \$86,400.00
Debtor: Alfonzo Vasquez Ramirez
Holder: 755 Ventures, LLC

Date of Sale of Property: March 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 Cour. 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.

[Signature]
Gerardo Martinez, Substitute Trustee

103657 BK 296 509

# EXHIBIT A

March 26, 2022  
**METES AND BOUNDS DESCRIPTION**  
**10.03 ACRES BEING**  
**OUT OF TRACTS 3 AND 4,**  
**OF THE VIVIANO DE LUNA TRACT**  
**OF LA RUCIA GRANT,**  
**COUNTY OF BROOKS, TEXAS**

**Parcel 12**

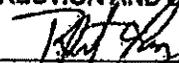
A tract of land containing 10.03 acres situated in the County of Brooks Texas, being out of Tracts 3 and 4, of the Viviano de Luna Tract of La Rucia Grant, according to the Deed thereof recorded in Volume 86, Page 93, Brooks County Deed Records, which said 10.03 acres being all of a certain tract conveyed to Listos Properties, LTD, by virtue of Warranty Deed recorded in Volume 362, Page 674, Brooks County Official Records, said 10.03 acres also being more particularly described as follows:

**BEGINNING**, at a No. 4 rebar found on the Southeast corner of Tract 4 and Southwest corner of Tract 5, of the Viviano de Luna Tract of La Rucia Grant, also being the Southwest corner of a certain tract of land conveyed to Ramiro P. Gonzalez and Velma D. Gonzalez by virtue of a General Warranty Deed recorded in Volume 232, Page 793, Brooks County Deed Records, for the Southeast corner of this herein described tract;

**THENCE**, N 00° 11' 54" E, along the East line of said tract 4 and West line of said Tract 5, a distance of 779.87 feet to a No. 4 rebar set, for the **POINT OF BEGINNING**, and the Southeast corner of this herein described tract;

1. **THENCE**, N 89° 54' 39" W, at a distance of 642.87 feet pass the West line of said Tract 4 and East line of said Tract 3, continuing a total distance of 798.24 feet to a No. 4 rebar set, for the Southwest corner of this tract;
2. **THENCE**, N 00° 05' 21" E, a distance of 546.98 feet to a No. 4 rebar set, for the Northwest corner of this tract;
3. **THENCE**, S 89° 54' 39" E, at a distance of 156.41 feet pass the East line of said Tract 3 and West line of said Tract 4, continuing a total distance of 799.29 feet, to a No. 4 rebar set, for the Northeast corner of this tract;
4. **THENCE**, S 00° 11' 54" W, along the East line of said Tract 4 and West line of said Tract 5, a distance of 546.98, to the **POINT OF BEGINNING** and containing 10.03 acres of land, more or less.

I, **ROBERTO N. TAMEZ**, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 02/22/2022 UNDER MY DIRECTION AND SUPERVISION.

  
ROBERTO N. TAMEZ, R.P.L.S. #6238      02/22/2022      DATE:



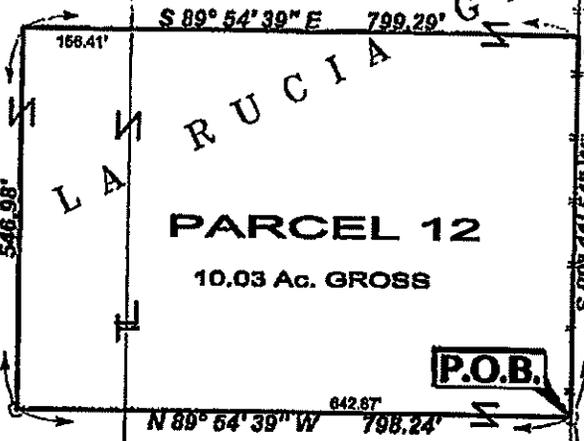
Bk Vol Pg  
103657 OR 430 508

# EXHIBIT B



TRACT 4  
(84.58 acres deed call)  
(VOLUME 86, PAGE 93, B.C.D.R.)

TRACT 3  
(131.84 acres deed call)  
(VOLUME 86, PAGE 93 B.C.D.R.)  
VIVIAN DE LUNA TRACT  
LISTOS PROPERTIES, LTD  
W.D. VOLUME 362, PAGE 674, B.C.O.R.  
N 00° 05' 21" E  
546.98'



TRACT 5  
546.98'  
RAMIRO P. GONZALEZ AND  
VELMA D. GONZALEZ  
G.W.D. VOLUME 232, PAGE 793,  
B.C.D.R.

**FLOOD ZONE**  
ZONE "X" (UNSHADED)  
AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL CHANCE FLOODPLAIN.  
COMMUNITY PANEL NUMBER: 4804700000 D  
MAP DATE: OCTOBER 4, 2010

TRACT 4

P.O.C.  
S.E. COR.  
TRACT 4

## PLAT SHOWING PARCEL 12 10.03 ACRES BEING OUT OF TRACTS 3 AND 4 OF THE VIVIAN DE LUNA TRACT OF LA RUCIA GRANT BROOKS COUNTY, TEXAS

### LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ||—||— HOG WIRE FENCE
- B.C.D.R. - BROOKS COUNTY DEED RECORDS
- B.C.O.R. - BROOKS COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- W.D. - WARRANTY DEED
- G.W.D. - GENERAL WARRANTY DEED
- T - TRACT LINE
- - SAME OWNER

- NOTES:
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
  2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF TRACT 4 AND THE No. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF TRACT 4.
  3. ALL BEARINGS AND DISTANCES ARE PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4305, GRID COORDINATES.
  4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.



I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 02/22/22 UNDER MY DIRECTION AND SUPERVISION.

*Roberto N. Tamez*  
ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 02/22/22

TEL# 817.1039.9300

PAGE 2 OF 2  
DATE: 03/25/2022  
JOB No. 22087.00  
FILE NAME: 22087\_Parcel 12  
DRAWN BY: B.M.

115 W. McINTYRE  
EDINBURG, TX 78541  
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ESTABLISHED 1947  
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