

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

File for Record
at 4:28 o'clock P. M.
FEB 6 2026
Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: [Signature], Deputy

Date: February 5, 2026

Deed of Trust

Date: August 9, 2021
Grantor: Elizabeth G. Flores, subsequently assumed by Theresa Leah Garza
Grantor's County: Brooks
Beneficiary (or Holder): 1418 Land Investments, 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 101241 in the Official Records, Brooks County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Note

Date: August 9, 2021
Amount: \$66,400.00
Debtor: Elizabeth G. Flores, subsequently assumed by Theresa Leah Garza
Holder: 1418 Land Investments, LLC

Date of Sale of Property: March 3, 2026

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

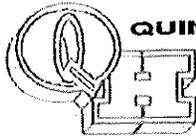
Place of Sale of Property: The east steps of the County Courthouse in Brooks County, Texas, situated at 408 W. Travis Street, Falfurrias, TX 78355, or if the preceding area is no longer the designated area, at the area most recently designated by the Brooks County Commissioner's Cour. of Brooks County,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



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

RANCHOS 1418 TRACT No.10

A 7.15 ACRE TRACT OF LAND IN THE LOMA BLANCA GRANT, FRANCISCO GUERRA CHAPA, ABSTRACT No.98, BROOKS COUNTY, TEXAS, AND ACCORDING TO WARRANT 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 FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 00°34'03" W, 2,357.56 FEET, EAST, 1,020.22 FEET, AND S 89°10'07" E, 264.03 FEET FROM THE NORTHWEST CORNER OF A 122.78 ACRE TRACT.

THENCE; S 89°10'07" E, A DISTANCE OF 272.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST LINE OF SAID 122.78 ACRE TRACT AND ON THE WEST LINE OF A 30.00 FOOT ROAD EASEMENT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°25'39" W (DEED RECORD: S 00°07' E), ALONG THE EAST LINE OF SAID 122.78 ACRE TRACT AND THE WEST LINE OF SAID 30.00 FOOT ROAD EASEMENT, A DISTANCE OF 1,160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND 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 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°02' E, A DISTANCE OF 1,163.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.15 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

