

File For Record  
at 10:35 o'clock 4 M  
**OCT 12 2021**  
Elvaray B. Silvas  
County Clerk Brooks County, TX  
By [Signature] Deputy

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: October 12, 2021**

**DEED OF TRUST:**

**Date:** July 16, 2020  
**Grantor:** Esther Monsivais & Santos Monsivais  
**Beneficiary:** 1418 Land Investment, LLC, a Texas Limited Liability Company  
**Substitute Trustee:** Michael V. McCarthy  
**Trustee's Address:** P.O. Box 959, Edinburg, TX 78540  
**Recording Information:** Recorded under Document Number **100136** of the Official Records Brooks County, Texas  
**Property:** See Attached Exhibit 'A' & Exhibit 'B'

**NOTE:**

**Date:** July 16, 2020  
**Amount:** \$78,400.00  
**Debtor:** Esther Monsivais & Santos Monsivais  
**Holder:** 1418 Land Investment, LLC, a Texas Limited Liability Company

**Date of Sale of Property (first Tuesday of month):** November 2, 2021

**Earliest Time of Sale of Property:** 10 AM

**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.

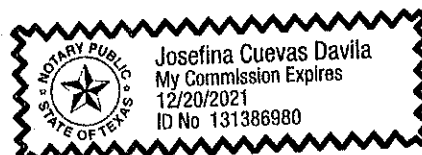
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of the armed forces of the United States, please send a written notice of the active military service to the sender of this notice immediately.

[Signature]  
**Michael V. McCarthy, Substitute Trustee**

THE STATE OF TEXAS  
COUNTY OF BROOKS

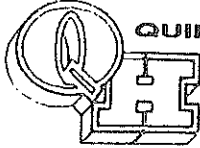
This instrument was acknowledged before me on this the 12th day of October, 2021 by Michael V. McCarthy, Substitute Trustee.

[Signature]  
Notary Public, State of Texas



# EXHIBIT 'A'

Bk Vol Ps  
100135 OR 384 229



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers \* Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulasio Ramirez, P.E.  
Engineering Firm Registration No. F-1515  
Surveying Firm Registration No. 10041140  
Municipal & County Projects \* Subdivisions \* Surveys  
124 E. Stubbs, Edinburg, Texas 78539  
Phone 959/381-8480 Fax 959/381-0527

## METES AND BOUNDS

### RANCHOS 1418 TRACT No. 8

A 10.72 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 EAST RIGHT OF WAY LINE OF F.M. 1418 AND ON THE WEST LINE OF A 122.78 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 00°34'03" W (DEED RECORD: S 00°02' W), 2,064.53 FEET FROM THE NORTHWEST CORNER OF SAID 122.78 ACRE TRACT.

THENCE; EAST, A DISTANCE OF 1,585.54 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF SAID 122.78 ACRE TRACT AND ON THE WEST LINE OF THE OF THE JOSE HILARIO GARZA TRACT (A 60.20 ACRE TRACT OUT OF LOMA BLANCA GRANT, ACCOUNT NUMBER 00098-0000-028-39, BROOKS COUNTY, TEXAS) 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 THE JOSE HILARIO GARZA TRACT, A DISTANCE OF 300.79 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 30.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°10'07" W, A DISTANCE OF 536.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; WEST, A DISTANCE OF 1,020.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND ON THE WEST LINE OF SAID 122.78 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°34'03" E (DEED RECORD: N 00°02' E), ALONG THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND THE WEST LINE OF SAID 122.78 ACRE TRACT, A DISTANCE OF 293.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.72 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.

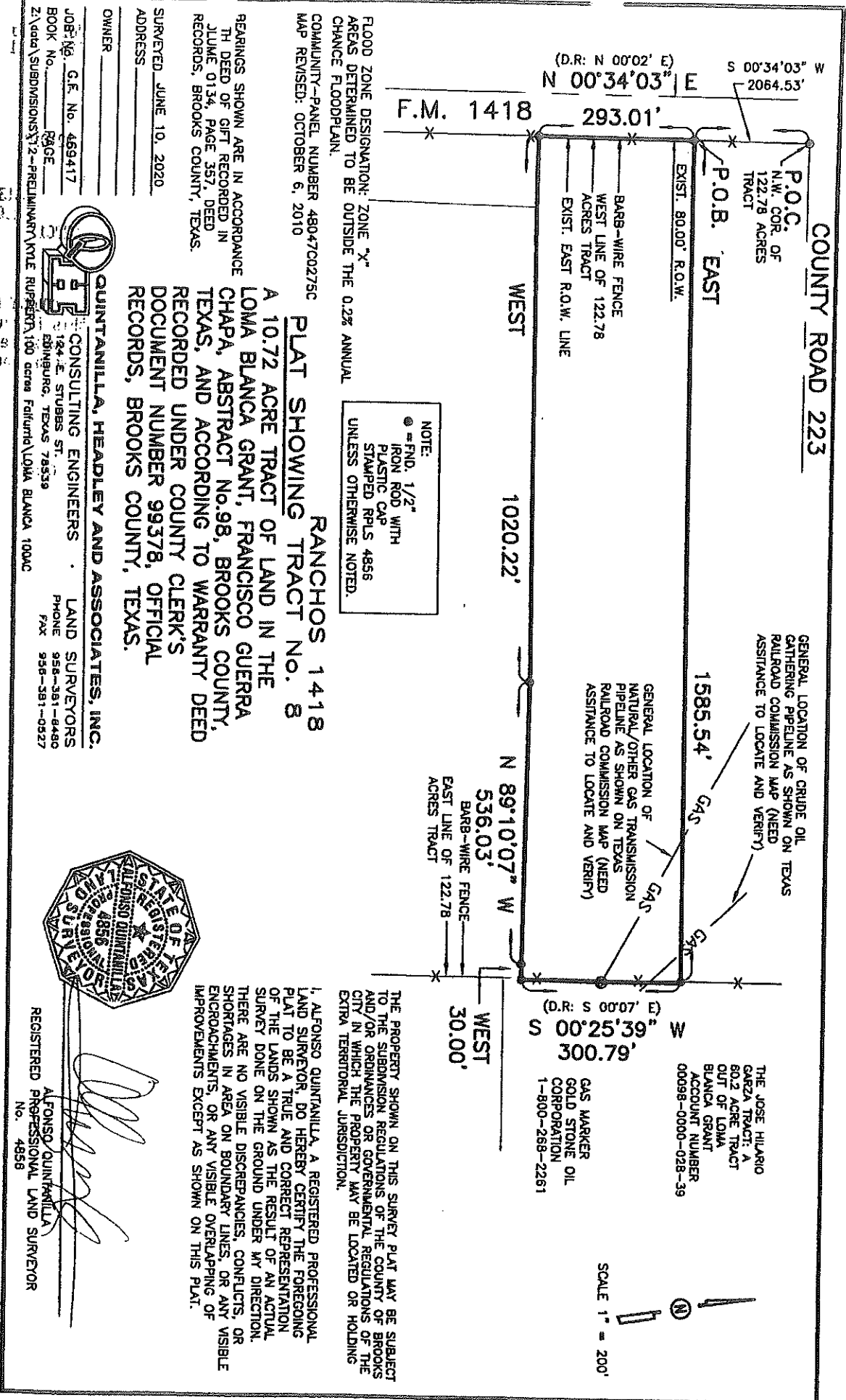
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: JUNE 10, 2020

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856



# EXHIBIT 'B'



Bk Vol P3  
 100135 DR 384 230