

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: August 15, 2022**

**DEED OF TRUST:**

**Date:** June 08, 2020  
**Grantor:** Felipe Reyes  
**Beneficiary:** 1418 Land Investments, LLC, a Texas Limited Liability Company  
**Substitute Trustee:** Richard W. Ruppert  
**Address:** P.O. Box 959, Edinburg, Texas 78540

**Recording Information:** Recorded under Document Number **100080** of the Official Records Brooks County, Texas

**Property:** See Attached Exhibit "A" and Exhibit "B"

**NOTE:**

**Date:** June 08, 2020  
**Amount:** \$81,900.00  
**Debtor:** Felipe Reyes  
**Holder:** 1418 Land Investments, LLC, a Texas Limited Liability Company

**Date of Sale of Property (first Tuesday of month): September 6, 2022**

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

**Place of Sale of Property (including county):** 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.

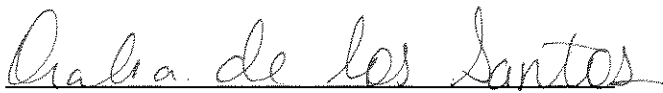
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of the armed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

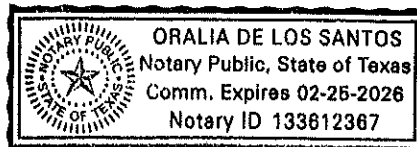
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
**Richard W. Ruppert, Substitute Trustee**

THE STATE OF TEXAS  
COUNTY OF BROOKS

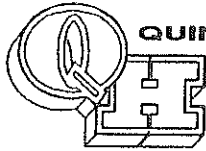
This instrument was acknowledged before me on this day **August 15, 2022** by **Richard W. Ruppert, Substitute Trustee.**

  
Notary Public, State of Texas



File for Record  
at 9:30 o'clock A. M.  
  
AUG 16 2022  
  
Elvaray B. Silvas  
County Clerk, Brooks County, Texas  
By: Deanna Lee, Deputy

# EXHIBIT 'A'



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-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects \* Subdivisions \* Surveys  
124 E. Stubbs, Edinburg, Texas 78539  
Phone 956/381-8480 Fax 956/381-0527

## METES AND BOUNDS

### RANCHOS 1418 TRACT No.1

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 AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 223, FOR THE NORTHWEST CORNER OF A 122.78 ACRE TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 89°54'38" E (DEED RECORD: N 89°54' E), ALONG THE NORTH LINE OF SAID 122.78 ACRE TRACT, AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 223, A DISTANCE OF 523.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, A DISTANCE OF 886.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

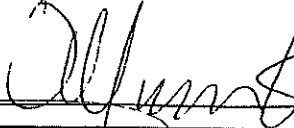
THENCE; WEST, A DISTANCE OF 531.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND ON THE WEST LINE OF SAID 122.78 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

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 885.44 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.

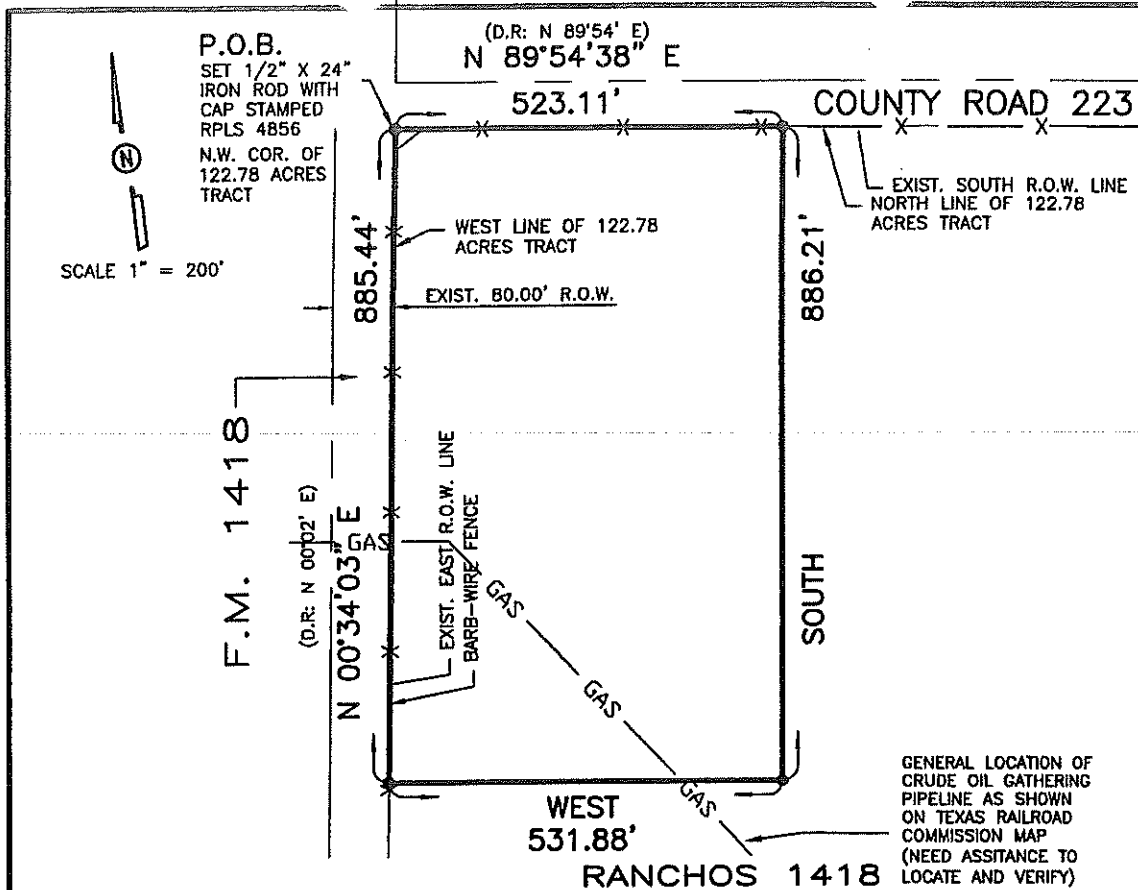
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: JUNE 10, 2020

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856



# EXHIBIT 'B'



## PLAT SHOWING

RANCHOS 1418 TRACT No. 1

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.

NOTE:  
● = FND. 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY-PANEL NUMBER 48047C0275C  
MAP REVISED: OCTOBER 6, 2010

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

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.



*Alfonso Quintanilla*

ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856

SURVEYED, JUNE 10, 2020  
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 958-381-8480  
EDINBURG, TEXAS 78539 FAX 958-381-0527