

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SEP 13 2022

DATE: September 13, 2022

DEED OF TRUST:

Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: *Elvaray B. Silvas*, Deputy

Date: May 25, 2022
Grantor: Jose Lopez
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 **102015** of the Official Records Brooks County, Texas
Property: As Described in Exhibit "A" & "B" hereto attached

NOTE:

Date: May 25, 2022
Amount: \$71,400.00
Debtor: Jose Lopez
Holder: 1418 Land Investments, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): October 4, 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

Richard W. Ruppert, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF BROOKS

This instrument was acknowledged before me on this day **September 13, 2022** by **Richard W. Ruppert, Substitute Trustee.**

Eunice Lopez

Notary Public, State of Texas

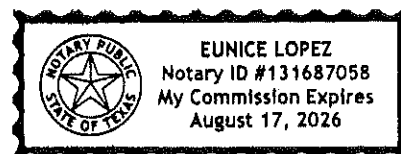
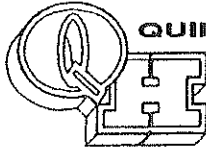


EXHIBIT 'A'

202015 BR Vol 398 Pg 61



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 956/381-6460 Fax 956/381-6527

METES AND BOUNDS

RANCHOS 1418 TRACT No. 4

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), 885.44 FEET FROM THE NORTHWEST CORNER OF SAID 122.78 ACRE TRACT.

THENCE; EAST, A DISTANCE OF 1,582.65 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 MARY KATHERINE T. OPROMOLLO TRACT (AN 8.52 ACRE TRACT OUT OF LOMA BLANCA GRANT, ACCORDING TO GIFT DEED WITH LIFE ESTATE RESERVATIONS RECORDED IN VOLUME 271, PAGE 118, DEED RECORDS, 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 MARY KATHERINE T. OPROMOLLO, A DISTANCE OF 295.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

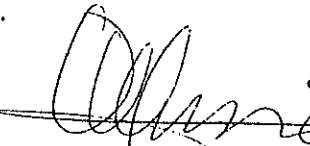
THENCE; WEST, A DISTANCE OF 1,583.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND ON THE WEST LINE OF SAID 122.78 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

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 295.01 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

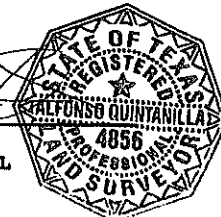
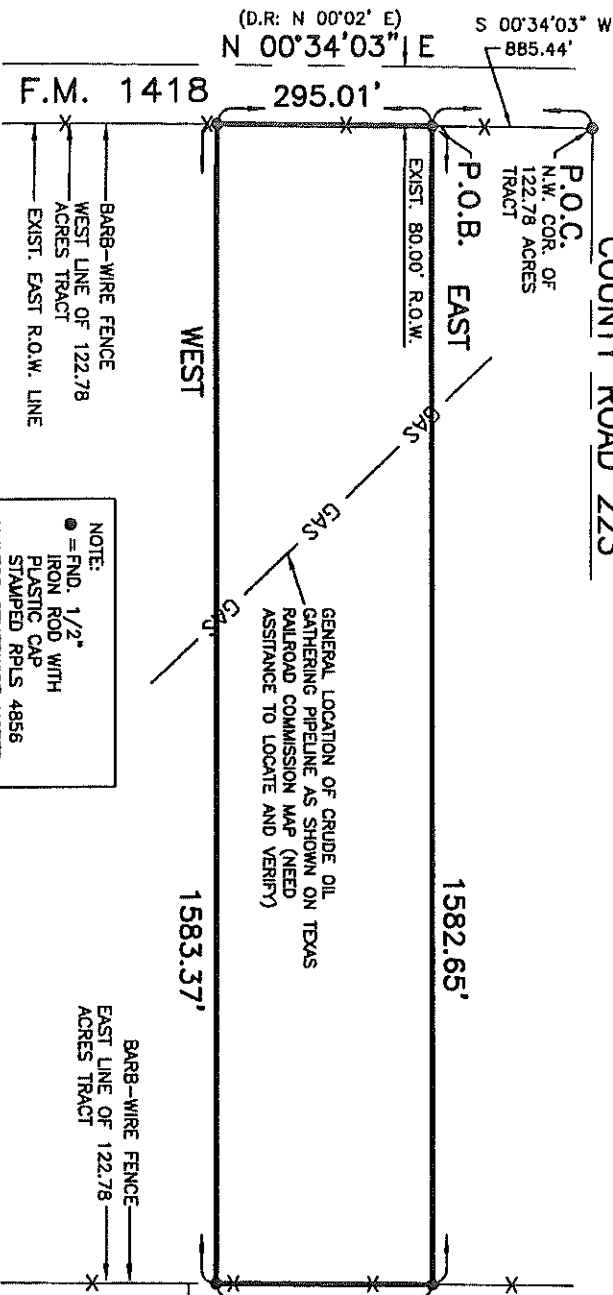


EXHIBIT 'B'

COUNTY ROAD 223

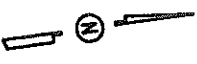


NOTE:
 ● = FND. 1/2"
 IRON ROD WITH
 PLASTIC CAP
 STAMPED RPLS 4856
 UNLESS OTHERWISE NOTED.

(D.R: S 00°07' E)
S 00°25'39" W
 295.01'

THE MARY KATHERINE T. OROMOLLO TRACT: A 8.52 ACRE TRACT OUT OF LOMA BLANCA GRANT, ACCORDING TO GIFT DEED WITH LIFE ESTATE RESERVATIONS RECORDED IN VOLUME 271, PAGE 118, DEED RECORDS, BROOKS COUNTY, TEXAS.

SCALE 1" = 200'



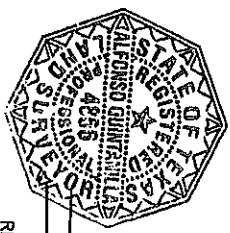
FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 COMMUNITY-PANEL NUMBER 48047C0275C
 MAP REVISED: OCTOBER 6, 2010

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

RANCHOS 1418
PLAT SHOWING TRACT No. 4
 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.

SURVEYED JUNE 10, 2020
 ADDRESS _____
 OWNER _____
 JOB No. G.F. No. 4694-17
 BOOK No. _____ PAGE _____
 Z:\data\SUBDIVISIONS\12-PRELIMINARY\KYLE RUPPERT\100 acres fofloma\LOMA BLANCA 100AC

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-351-0527



Alfonso Quintanilla
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

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.