

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

File for Record
at 1:57 o'clock P. M.

APR 11 2023

Elvaray B. Silvas
County Clerk, Brooks County, Texas
& Alem Dhafer Alkaz, Deputy

DATE: April 11, 2023

DEED OF TRUST:

Date: September 11, 2020
Grantor: Daniel Rodriguez, Nichole Lynn Rodriguez & Alem Dhafer Alkaz
Beneficiary: KNK FARMS, LLC, a Texas Limited Liability Company
Substitute Trustee: Hailey East
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Recorded under Document Number **100296** of the Official Records Brooks County, Texas

Property: See attached Exhibit "A"

NOTE:

Date: September 11, 2020
Amount: \$106,000.00
Debtor: Daniel Rodriguez, Nichole Lynn Rodriguez & Alem Dhafer Alkaz
Holder: KNK FARMS, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): May 2, 2023
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.

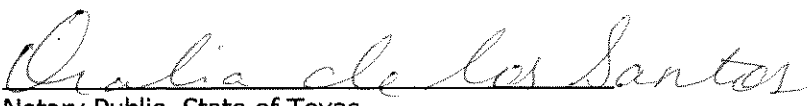
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

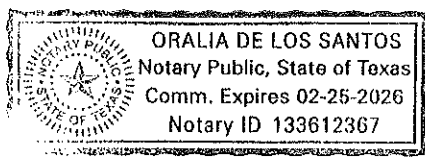


Hailey East, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this day **April 11, 2023** by **Hailey East, Substitute Trustee.**


Notary Public, State of Texas



November 9, 2021

**METES AND BOUNDS DESCRIPTION
10.068 ACRES (438,562.08 SQ. FT.) OUT OF
TRACT 135,
SAN SALVADOR DEL TULE GRANT
HIDALGO COUNTY, TEXAS**

PARCEL 9

A tract of land containing 10.068 acres (438,562.08 Sq. Ft.) situated in Hidalgo County, Texas, being a part or portion out of Tract 135, San Salvador Del Tule Grant, according to the plat thereof recorded in Volume 10, Pages 58-60, Hidalgo County Map Records, which said 10.068 acres (438,562.08 Sq. Ft.) are out of a certain tract conveyed to Cuatro Noventa, LLC, by virtue of a Special Warranty Deed With Vendors Lien, recorded under Document number 3243852, Hidalgo County Official Records, said 10.068 acres (438,562.08 Sq. Ft.) also being more particularly described as follows:

COMMENCING at a No. 4 rebar set at the Northeast corner of said Tract 135;

THENCE, S 09° 09' 06" W along the East line of said Tract 135 and the existing West right-of-way line of FM 490, a distance of 1,716.55 feet to a No. 4 rebar found on an angle point of the West existing right-of-way line of F.M. 490;

THENCE, S 09° 04' 59" W along the East line of said Tract 135 and the existing West right-of-way line of FM 490, a distance of 2,413.90 feet to a No. 4 rebar set;

THENCE, in a Southwesterly direction along the existing North right-of-way line of F.M. 490, along a curve to the right, with a central angle of 088° 51' 39", a radius of 545.00 feet, an arc length of 845.25 feet, a tangent of 534.27 feet, and a chord that bears S 53° 30' 49" W a distance of 763.05 feet to a No. 4 rebar set;

THENCE, N 82° 03' 22" W along the existing North right-of-way line of F.M. 490, a distance of 4,767.53 feet to a No. 4 rebar set;

THENCE, N 81° 55' 23" W along the existing North right-of-way line of F.M. 490, a distance of 197.61 feet to a No. 4 rebar set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 81° 55' 23" W along the existing North right-of-way line of F.M. 490, a distance of 332.50 feet to a No. 4 rebar set for the Southwest corner of this tract;
2. THENCE, N 07° 56' 38" E a distance of 1,318.65 feet to a No. 4 rebar set for the Northwest corner of this tract;
3. THENCE, S 82° 03' 22" E a distance of 332.50 feet to a No. 4 rebar set for the Northeast corner of this tract;
4. THENCE, S 07° 56' 38" W a distance of 1,319.42 feet to the POINT OF BEGINNING and containing 10.068 acres (438,562.08 Sq. Ft.) 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 04/26/2021 UNDER MY DIRECTION AND SUPERVISION


ROBERTO N. TAMEZ, R.P.L.S. #6238

11/09/2021
DATE:

