

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 11, 2023

Deed of Trust

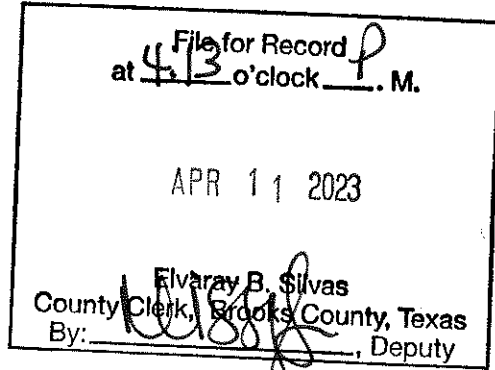
Date: August 27, 2020

Grantor: Anzhelany M. Jordan and Anthony Jordan, Jr.

Grantor's County: Hidalgo

Beneficiary (or Holder): El Polako Investments, L.L.C.

Trustee: Patrick Moore or Andrew Louder
701 E. Expressway 83, Ste. 330
McAllen, Texas 78501



Recording Information: Document Number 100223 in the Official Records, Brooks County, Texas

Property: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Note

Date: August 27, 2020

Amount: \$90,000.00

Debtor: Anzhelany M. Jordan and Anthony Jordan, Jr.

Holder: El Polako Investments, L.L.C.

Date of Sale of Property: May 2, 2023

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

Place of Sale of Property: At the east side steps of the Brooks County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the Brooks County Commissioner's Court or in the area designated by the Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

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.



Patrick Moore, Trustee

EXHIBIT "A"

PROPERTY:

A 25.06 ACRE TRACT OF LAND OUT OF A 175.23 ACRE TRACT OUT OF TRACT 11, PARTITION OF SHARE B, LA ENCANTADA GRANT ABSTRACT 97, RECORDED IN VOLUME 27, PAGES 562-591, DEED RECORDS , AND ALL OF TRACT C OUT OF PARTITION SURVEY NO. 3, RECORDED IN VOLUME 93, PAGES 319-333, DEED RECORDS, BROOKS COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 99832, 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 NORTH LINE OF TRACT 11 AND THE SOUTH LINE OF TRACT 7-B FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 89°59'03" E (DEED RECORD: N 89°58'33" E), 1,323.52 FEET FROM THE NORTHWEST CORNER OF TRACT 11.

THENCE; N 89°59'03" E (DEED RECORD: N 89° 58'33" E), ALONG THE NORTH LINE OF TRACT 11 AND THE SOUTH LINE OF TRACT 7-B, A DISTANCE OF 988.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED J.A. GARZA ASSOC. FOUND ON THE WEST RIGHT OF WAY LINE OF 30.00 FOOT TACUBAYA RANCH ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°01'22" E, ALONG THE WEST RIGHT OF WAY LINE OF 30.00 FOOT TACUBAYA RANCH ROAD, A DISTANCE OF 1,105.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 89°59'03" W, A DISTANCE OF 988.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS OF THIS TRACT.

THENCE; N 00°01'22" W, A DISTANCE OF 1,105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.06 ACRES OF LAND MORE OR LESS.

EASEMENT PROPERTY:

The East 30.00 feet of the North 2512.78 feet of Tract 11, Partition of Share B, La Encantada Grant Abstract 97, recorded in Volume 27, Pages 562-591 Deed Records of Brooks County, Texas.