

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

File for Record
at 1:53 o'clock P.M.

DATE: November 14, 2023

NOV 14 2023

DEED OF TRUST:

Elvira B. Silvas
County Clerk, Brooks County, Texas
By: [Signature] Deputy

Date: July 27, 2023
Grantor: Jose Vazquez Aguilera
Beneficiary: KNK FARMS, LLC, a Texas Limited Liability Company
Substitute Trustee: Charles A. Whiteford
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Recorded under Document Number **103220** of the Official Records Brooks County, Texas

Property: See attached Exhibit "A"

NOTE:

Date: July 27, 2023
Amount: \$106,500.00
Debtor: Jose Vazquez Aguilera
Holder: KNK FARMS, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): December 5, 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.

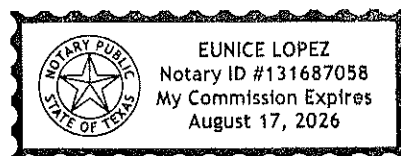
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

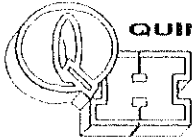
[Signature]
Charles A. Whiteford, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this day **November 14, 2023** by **Charles A. Whiteford, Substitute Trustee**

[Signature]
Notary Public, State of Texas





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 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

EXHIBIT "A"

LOMA BLANCA RANCHES
TRACT No. 13

A 13.20 ACRE TRACT OF LAND OUT OF TRACT "I", "LOMA BLANCA" FRANCISCO GUERRA CHAPA GRANT, ABSTRACT 98, BROOKS COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 370, PAGE 557, 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 WEST LINE OF TRACT "I" FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 00°32'22" E, 517.34 FEET FROM THE NORTHWEST CORNER OF TRACT "I".

THENCE; EAST, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 459.42 FEET FOR THE WEST LINE OF A 50.00 FOOT ACCESS EASEMENT, A TOTAL DISTANCE OF 509.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF SAID 50.00 FOOT ACCESS EASEMENT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°38'14" E, ALONG THE EAST LINE OF SAID 50.00 FOOT ACCESS EASEMENT, A DISTANCE OF 1,112.31 FEET TO A 5/8" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 285 FOR THE SOUTHEAST CORNER OF THIS TRACT.

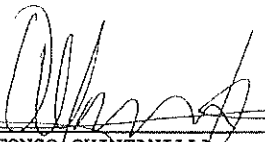
THENCE; S 86°43'42" W (DEED RECORD: S 86°41'56" W), ALONG THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 285, PASSING AT 50.05 FEET THE WEST LINE OF 50.00 FOOT ACCESS EASEMENT, A DISTANCE OF 511.87 FEET (DEED RECORD: 511.92 FEET) TO A 5/8" IRON ROD FOUND ON THE WEST LINE OF TRACT "I", AND ON THE EAST LINE OF TRACT "J", FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°32'22" W, ALONG THE WEST LINE OF TRACT "I", AND THE EAST LINE OF TRACT "J", A DISTANCE OF 1,141.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.20 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DEED RECORDED IN VOLUME 48, PAGE 130, 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: MARCH 4, 2019


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

