

File for Record
at 4:16 o'clock P. M.

DEC 12 2023

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: DECEMBER 12, 2023

DEED OF TRUST:

Date: June 23, 2023
Grantor: ISRAEL G. GONZALEZ JR. & FLOR ISSET MONTERO
Beneficiary: 755 Ventures, 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 **103113** of the Official Records Brooks County, Texas

Property: See Attached Exhibit 'A' & 'B'

NOTE:

Date: June 23, 2023
Amount: \$86,900.00
Debtor: Israel G. Gonzalez Jr. & Flor Isset Montero
Holder: 755 Ventures, LLC, a Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): January 2, 2024

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.

Charles A. Whiteford

Charles A. Whiteford, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF BROOKS

This instrument was acknowledged before me on this day **December 12, 2023** by **Charles A. Whiteford, Substitute Trustee.**

[Signature]

Notary Public, State of Texas

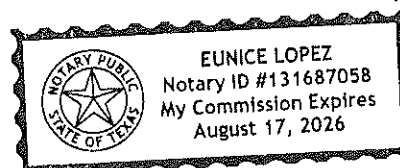


EXHIBIT A

March 29, 2022

METES AND BOUNDS DESCRIPTION 10.03 ACRES BEING OUT OF TRACTS 3 AND 4, OF THE VIVIANO DE LUNA TRACT OF LA RUCIA GRANT, COUNTY OF BROOKS, TEXAS

Parcel 13

A tract of land containing 10.03 acres situated in the County of Brooks Texas, being out of Tracts 3 and 4, of the Viviano de Luna Tract of La Rucia Grant, according to the Deed thereof recorded in Volume 88, Page 93, Brooks County Deed Records, which said 10.03 acres being all of a certain tract conveyed to Listos Properties, LTD, by virtue of Warranty Deed recorded in Volume 352, Page 674, Brooks County Official Records, said 10.03 acres also being more particularly described as follows:

BEGINNING, at a No. 4 rebar found on the Southeast corner of Tract 4 and Southwest corner of Tract 5, of the Viviano de Luna Tract of La Rucia Grant, also being the Southwest corner of a certain tract of land conveyed to Ramiro P. Gonzalez and Velma D. Gonzalez by virtue of a General Warranty Deed recorded in Volume 232, Page 793, Brooks County Deed Records, for the Southeast corner of this herein described tract;

THENCE, N 00° 11' 54" E, along the East line of said tract 4 and West line of said Tract 5, a distance of 1,326.85 feet to a No. 4 rebar set, for the POINT OF BEGINNING, and the Southeast corner of this herein described tract;

1. **THENCE**, N 89° 54' 39" W, at a distance of 642.87 feet pass the West line of said Tract 4 and East line of said Tract 3, continuing a total distance of 799.29 feet to a No. 4 rebar set, for the Southwest corner of this tract;
2. **THENCE**, N 00° 06' 21" E, a distance of 546.27 feet to a No. 4 rebar set, for the Northwest corner of this tract;
3. **THENCE**, S 89° 54' 39" E, at a distance of 157.45 feet pass the East line of said Tract 3 and West line of said Tract 4, continuing a total distance of 800.33 feet, to a No. 4 rebar set, for the Northeast corner of this tract;
4. **THENCE**, S 00° 11' 54" W, along the East line of said Tract 4 and West line of said Tract 5, a distance of 549.27, to the POINT OF BEGINNING and containing 10.03 acres of land, more or less.

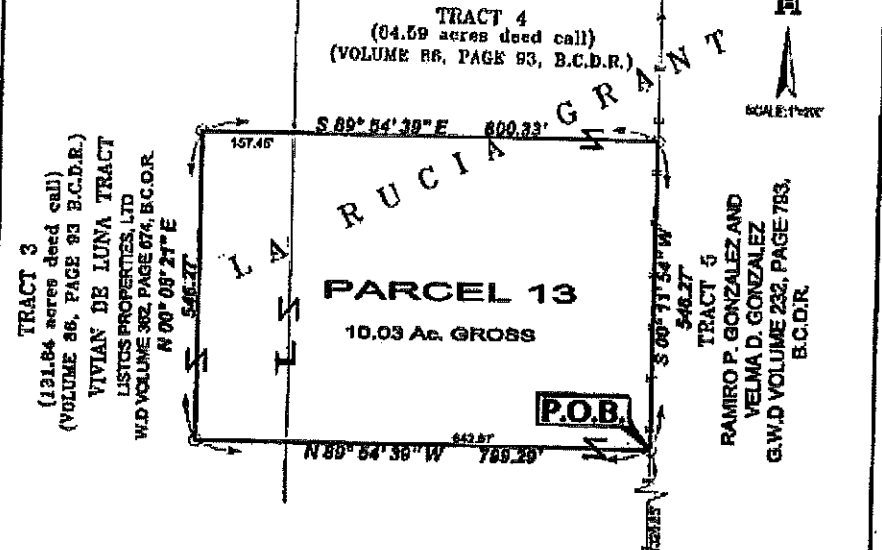
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 02/22/2022 UNDER MY DIRECTION AND SUPERVISION.


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

02/22/2022
DATE:



EXHIBIT B

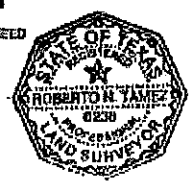


FLOOD ZONE
 ZONE X (UNSHADED)
 AREAS DETERMINED TO BE OUTSIDE THE
 100-YEAR FLOOD PLAIN ARE SHOWN
 EQUALLY SPACED ALONG THE BOUNDARIES
 MAP DATE: OCTOBER 18, 2010

**PLAT SHOWING
 PARCEL 13
 10.03 ACRES
 BEING OUT OF
 TRACTS 3 AND 4 OF THE
 VIVIAN DE LUNA TRACT
 OF LA RUCIA GRANT
 BROOKS COUNTY, TEXAS**

LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- HOG WIRE FENCE
- B.C.D.R. - BROOKS COUNTY DEED RECORDS
- B.C.O.R. - BROOKS COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- W.D. - WARRANTY DEED
- G.W.D. - GENERAL WARRANTY DEED
- TRACT LINE
- R/W - R/W OWNER



- NOTES**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGN & SIGNATURE OF SURVEYOR.
 2. BEARING TAPE IS FROM THE No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF TRACT 4 AND THE No. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF TRACT 1.
 3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM BOTH STATE AND STATE COORDINATES.
 4. SURVEY WAS PREPARED UNDER THE RESULT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL ENCUMBRANCES AFFECTING THIS TRACT. THE SURVEYOR IS ADVISED THE RECEIPT OF THIS PLAN THAT ADDITIONAL ENCUMBRANCES MAY AFFECT THIS PLAT.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 02/22/22 UNDER MY DIRECTION AND SUPERVISION.

Roberto N. Tamez
 ROBERTO N. TAMEZ, RPLS No. 6236 DATE: 02/22/22

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

116 W. MCINTYRE
 EDINBURG, TX 78841
 PH: (379) 384-0061
 FAX: (379) 381-1880
 ESTABLISHED 1947
 www.meldenandhunt.com

DATE: 02/22/22
 JOB No. 22287.06
 FILE NAME: DEED - Parcel 13
 DRAWN BY: B.M.

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