

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: DECEMBER 12, 2023

DEED OF TRUST:

Date: May 14, 2022
Grantor: JOSE R. CANTU JR. & ELIZABETH CANTU
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 **101957** of the Official Records Brooks County, Texas

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

NOTE:

Date: May 14, 2022
Amount: \$86,400.00
Debtor: Jose R. Cantu Jr. & Elizabeth Cantu
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.

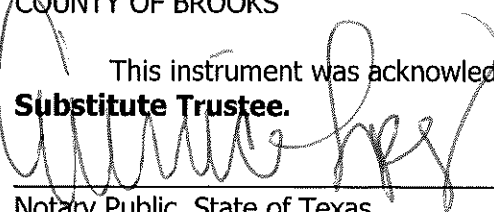
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



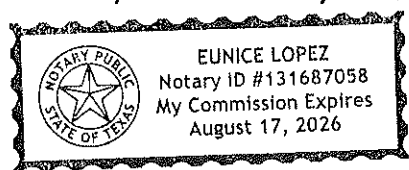
Charles A. Whiteford, Substitute Trustee

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.**




Notary Public, State of Texas



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

DEC 12 2023

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

March 25, 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**

EXHIBIT A

Parcel 12

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 86, Page 83, 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 779.87 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 798.24 feet to a No. 4 rebar set, for the Southwest corner of this tract;
2. **THENCE**, N 00° 05' 21" E, a distance of 546.98 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 156.41 feet pass the East line of said Tract 3 and West line of said Tract 4, continuing a total distance of 799.29 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 546.98, 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:

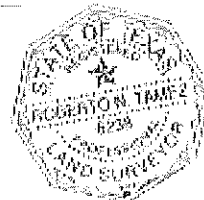
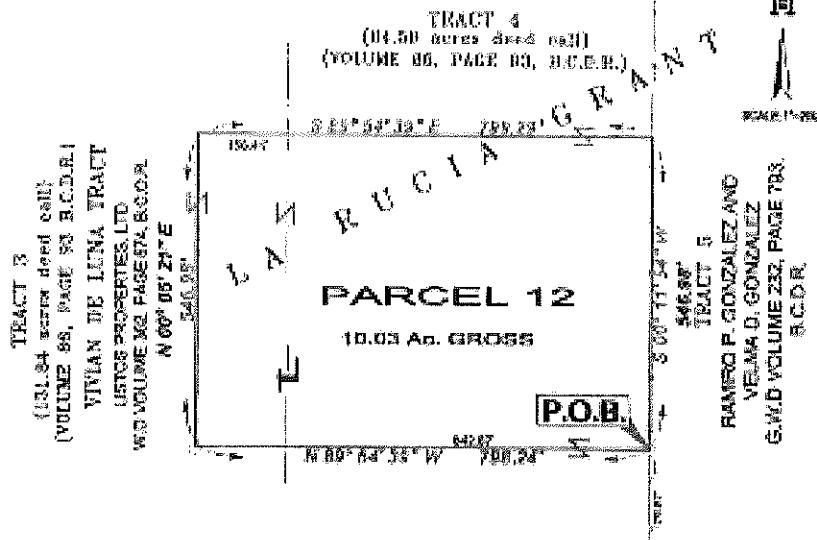


EXHIBIT B



FLOOD ZONE
JOHN W. JUNGWERT
AREA IS DESIGNATED TO BE WITHIN THE
FLOOD HAZARD ZONE OF FLOODPLAIN
COMMUNITY FLOOD RISK MAP, 10/12/2002
EFFECTIVE OCTOBER 4, 2003

**PLAT SHOWING
PARCEL 12
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 IN AREA
- ECT No. 1 NEAR WITH PLASTIC CAP STAMPED READER & PRINT
- — — — — HOOGWINE FENCE
- B.C.D.R. - BROOKS COUNTY DEED RECORDS
- S.C.D.R. - BROOKS COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- F.O.D. - POINT OF BEGINNING
- M.U.C. - POINT OF COMMENCEMENT
- W.D. - WARRANTY DEED
- G.W.D. - GENERAL WARRANTY DEED
- — — — — TRACT LINE
- — — — — SAME OWNER

- NOTES**
1. SURVEY IS MADE DAY 1 FROM THE SURVEY AND 1 SURVEY OF SURVEY.
 2. BEARING AND DISTANCE TO THE S.E. CORNER OF THE PARCEL 12 IS THE SAME AS THE DISTANCE TO THE SOUTHWEST CORNER OF TRACT 4.
 3. ALL DISTANCES ARE BEARING AS THE HOOGWINE CORNER BY THE SURVEY AND THE HOOGWINE CORNER.
 4. SURVEY WAS PERFORMED WITHOUT THE SURVEY OR A FULL COURSEWORK WHICH MAY BE IN THE FUTURE. SURVEYOR ADVISED THAT THIS SURVEY IS ADVISED TO BE THE SURVEY OF THE SURVEY AND THE SURVEYOR HAS MADE THE SURVEY.



I, ROBERTO M. TAVEZ, 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 03/22/12 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO M. TAVEZ, RPLS No. 22572 DATE: 03/22/12



PAGE 2 OF 2
DATE: 03/22/2012
JOB No. 22572-24
FILE NUMBER: 22572_Parcel 12
DRAWN BY: M.M.

LEE W. McINTYRE
SCHEIDT, KAUFMAN & BRANNEN
P.O. BOX 24800
DALLAS, TEXAS 75224
ESTABLISHED 1947
www.mskb.com

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