

File for Record  
at 11:01 o'clock A. M.

DEC 12 2023

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

### NOTICE OF TRUSTEE'S SALE

Date: December 1, 2023

Deed of Trust

Date: August 28, 2020

Grantor: Salvador Olivares and Magaly Rocio Rubio

Grantor's County: Brooks

Beneficiary (or Holder): El Placko Investments, LLC.

Trustee: Patrick Moore or Aaron Alaniz  
701 E. Expwy. 83, Suite 330  
McAllen, Texas 78501-1147

Recording Information: Document Number 100221 in the Official Records, Brooks County, Texas

Property: See attached Exhibit "A", La Encantada Grant Abstract 97, Brooks County, Texas, according to the map or plat thereof recorded in Volume 384, Page 771, Map Records of Brooks County, Texas.

Note

Date: August 28, 2020

Amount: \$131,752.00

Debtor: Salvador Olivares and Magaly Rocio Rubio

Holder: El Placko Investments, LLC.

Date of Sale of Property: January 2, 2024

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

Place of Sale of Property: The Brooks County Administrative Building, located at 100 E. Miller, Falfurrias, TX 78355 (on the front steps of the east side of the building), the place specified for foreclosure sales by the Commissioner's Court of Brooks County, Texas, by Resolution recorded as Document Number 2939102, Official Records, Brooks County, Texas.

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.**

*[Signature]*  
Patrick Moore, Trustee

EXHIBIT "A"

A 32.56 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 WEST RIGHT OF WAY LINE OF TACUBAYA RANCH ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 89°59'03" E (DEED RECORD: N 89°58'33" E), 2,311.52 FEET, AND S 00°01'22" E (DEED RECORD: S 00°01'27" E), 1,105.00 FEET FROM THE NORTHWEST CORNER OF TRACT 11.

THENCE; S 00°01'22" E, ALONG THE WEST RIGHT OF WAY LINE OF 30.00 FOOT TACUBAYA RANCH ROAD, A DISTANCE OF 1,407.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED J.A. GARZA ASSOC. FOUND ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 314 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 86°44'53" W (DEED RECORD: S 86°44'51" W), ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 314, A DISTANCE OF 989.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°01'22" W, A DISTANCE OF 1,463.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 89°59'03" E, A DISTANCE OF 988.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.56 ACRES OF LAND MORE OR LESS.