

NOTICE OF TRUSTEE'S SALE

Date: October 31, 2024

Deed of Trust

Date: September 5, 2020

Grantor: Jesus Manuel Rodriguez, Jr. and Mark Anthony Rodriguez

Grantor's County: Brooks

Beneficiary (or Holder): El Polaco Investments, LLC

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

Recording Information: Document Number 100225 in the Official Records, Brooks County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes, Brooks County, Texas, according to the map or plat thereof recorded in Volume 27, Page 562-591, Map Records of Brooks County, Texas.

Note

Date: September 5, 2020

Amount: \$106,188.00

Debtor: Jesus Manuel Rodriguez, Jr. and Mark Anthony Rodriguez

Holder: El Polaco Investments, LLC

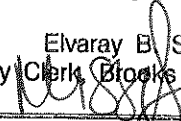
Date of Sale of Property: December 3, 2024

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, Texas (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 or Aaron Alaniz, 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.

File for Record
at 4:50 o'clock P. M.
NOV 07 2024
Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: , Deputy

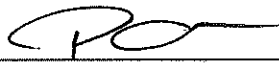

Patrick Moore, Trustee

Exhibit "A"

A 29.65 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), 823.52 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 500.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°01'22" E, A DISTANCE OF 2,568.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET 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 500.80 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 2,596.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.65 ACRES OF LAND MORE OR LESS.