

NOTICE OF TRUSTEE'S SALE

Date: October 31, 2024

Deed of Trust

Date: September 6, 2023

Grantor: Ismael V. Gutierrez and Elizabeth Pinales

Grantor's County: Brooks

Beneficiary (or Holder): VJD Properties, L.L.C.

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

Recording Information: Document Number 103305 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 Document No. 102420, Volume 400, Page 648, Map Records of Brooks County, Texas.

Note

Date: September 6, 2023

Amount: \$575,200.00

Debtor: Ismael V. Gutierrez and Elizabeth Pinales

Holder: VJD Properties, L.L.C.


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"

TRACT I:

TRACT #2, 954 TACUBAYA RANCHES, BROOKS COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED ON OCTOBER 13, 2022, UNDER DOCUMENT NO. 102420, VOLUME 400, PAGE 648, OF THE PLAT RECORDS OF BROOKS COUNTY, TEXAS, TOGETHER WITH THE ACCESS EASEMENT AS DESCRIBED IN SAID PLAT.

TRACT II (Easement Estate):

A 50.00 FOOT NON-EXCLUSIVE PRIVATE ACCESS AND UTILITY EASEMENT A 12.52 ACRE TRACT OF LAND OUT OF A CERTAIN 900.46 ACRE TRACT OUT OF SHARE "D" AND "E", PARTITION OF THE NORTHWEST 2,176.79 ACRES OUT OF LA ENCANTADA GRANT, BROOKS COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 101305, 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 SOUTH LINE OF SHARE "B" AND ON THE SOUTH LINE OF THE JOSE ADAN TREVINO TRUSTEE OF THE VIRGINIA L. TREVINO FAMILY TRUST TRACT (A 477.97 ACRE TRACT AS TRACT NO.1 AND 24.24 ACRES AS TRACT NO. 2, 11.978 ACRES AS TRACT NO. 3 AND 72.35 ACRES AS TRACT NO .4, BROOKS COUNTY, TEXAS, AND ACCORDING TO DISTRIBUTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 96800, OFFICIAL RECORDS, BROOKS COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF SHARE "C", THE NORTHWEST CORNER OF SHARE "D" AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 89°40'45"E, ALONG THE SOUTH LINE OF SHARE "B", THE SOUTH LINE OF THE JOSE ADAN TREVINO TRUSTEE OF THE VIRGINIA L. TREVINO FAMILY TRUST TRACT, AND THE NORTH LINE OF SHARE "D", A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°03'29" W, A DISTANCE OF 2,059.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 44°35'46" E, A DISTANCE OF 71.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°15' E, A DISTANCE OF 2,025.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 00°45' W, A DISTANCE OF 668.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 44°15' E, A DISTANCE OF 70.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°15' E, A DISTANCE OF 5,383.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF SHARE "E", THE EAST LINE OF LA ENCANTADA RANCH, AND THE WEST LINE OF THE MERARDO VILLAREAL TRACT (A 50.64 ACRE TRACT OUT OF SHARE 18-B AND SHARE 1 OUT OF SHARE 19, JUAN LONGORIA LEAGUE OUT OF LA ENCANTADA GRANT, J.M. & L. CHAPA, BROOKS COUNTY, TEXAS, AND ACCORDING TO PERSONAL REPRESENTATIVES DEED RECORDED IN VOLUME 0218, PAGE 469, DEED RECORDS, BROOKS COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 00°06'44" E, ALONG THE EAST LINE OF SHARE "E", THE EAST LINE OF LA ENCANTADA RANCH, AND THE WEST LINE OF THE MERARDO VILLARREAL TRACT, A DISTANCE OF 486.84 FEET TO A 6" METAL POST FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 85°58'42" W, A DISTANCE OF 18.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°15' W, A DISTANCE OF 31.93 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE MOST WESTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 00°06'44" W, A DISTANCE OF 388.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 44°40'52" W, A DISTANCE OF 71.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 89°15' W, A DISTANCE OF 5,384.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 00°45' E, A DISTANCE OF 668.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 44°15' W, A DISTANCE OF 70.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 89°15' W, A DISTANCE OF 2,025.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF SHARE "D" FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°03'29" E, ALONG THE WEST LINE OF SHARE "D", A DISTANCE OF 2,159.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.52 ACRES OF LAND MORE OR LESS.