

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JANUARY 14, 2025

File for Record at <u>1:57</u> o'clock <u>P</u> . M. JAN 14 2025 Elyaray B. Silvas County Clerk, Brooks County, Texas By: <i>[Signature]</i> Deputy
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DEED OF TRUST

Date: 7/1/2022
Grantor: ORLANDO SALINAS
Beneficiary: 755 VENTURES LLC
Substitute Trustee: CHARLES A WHITEFORD
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Property:

Recorded under Document Number 102110 of the Official Records
 BROOKS County, Texas
 TRACT 16, 755 RANCHES See attached "Exhibit "A & B" BROOKS
 County, Texas according to the map or plat thereof recorded,
 Official Records of BROOKS County, Texas

NOTE

Date: 7/1/2022
Amount: \$91,400.00
Debtor: ORLANDO SALINAS
Holder: 755 VENTURES LLC

Date of Sale of Property (first Tuesday of month): FEBRUARY 4, 2025

Earliest Time of Sale of Property: 10:00 AM CST

Place of Sale of Property (including county): The east side steps of the BROOKS County Courthouse, located at 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.

[Signature of Charles A. Whiteford]

CHARLES A WHITEFORD, SUBSTITUTE TRUSTEE

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on this day **JANUARY 14, 2025** by Charles A Whiteford, Substitute Trustee.

[Signature of Notary Public]

 Notary Public, State of Texas

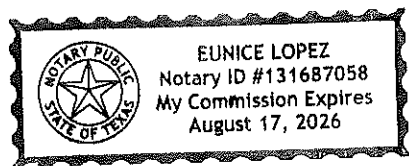


EXHIBIT A

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

Parcel 16


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 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 362, 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 2,963.53 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 802.40 feet to a No. 4 rebar set, for the Southwest corner of this tract;
2. THENCE, N 00° 05' 21" E, a distance of 544.15 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 160.57 feet pass the East line of said Tract 3 and West line of said Tract 4, continuing a total distance of 803.44 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 544.15, 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:

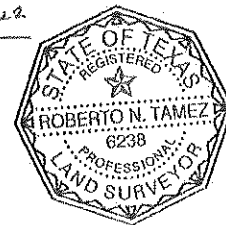


EXHIBIT B

