

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: February 11, 2025**

File for Record  
at 3:31 o'clock P.M.  
FEB 11 2025  
Elvaray B. Silvas  
County Clerk, Brooks County, Texas  
By: [Signature] Deputy

**DEED OF TRUST**

**Date:** January 26, 2022  
**Grantor:** CASTLE HILLS CONSTRUCTION, LLC  
**Beneficiary:** KNK FARMS, 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 101666 of the Official Records  
**Property:** BROOKS County, Texas  
TRACT 2, LOMA BLANCA RANCHES See attached Exhibit "A"  
BROOKS County, Texas

**NOTE**

**Date:** January 26, 2022  
**Amount:** \$88,500.00  
**Debtor:** CASTLE HILLS CONSTRUCTION, LLC  
**Holder:** KNK FARMS, LLC., a Texas limited liability company

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

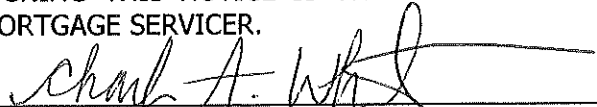
**Earliest Time of Sale of Property: 10:00 AM CST**

**Place of Sale of Property (including county):** The BROOKS County Administrative Building, located at 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.

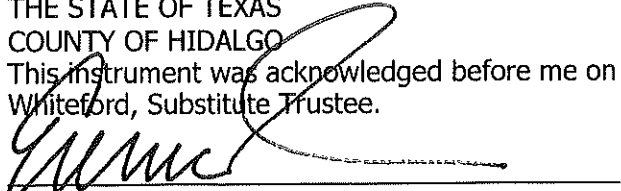
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of the armed forces of the United States, please send a written notice of the active military service to the sender of this notice immediately.

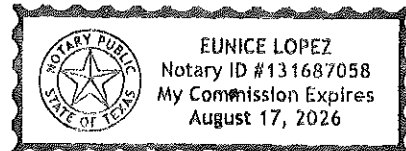
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

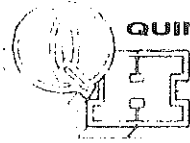
  
**CHARLES A WHITEFORD, SUBSTITUTE TRUSTEE**

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this day **February 11, 2025** by Charles A Whiteford, Substitute Trustee.

  
Notary Public, State of Texas





**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers & Land Surveyors**  
Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects • Subdivisions • Surveys  
124 E. Shubbs, Edinburg, Texas 78539  
Phone 956/381-6480 Fax 956/381-0527

**EXHIBIT "A"**

**METES AND BOUNDS**

LOMA BLANCA RANCHES  
TRACT No. 2

A 12.50 ACRE TRACT OF LAND OUT OF TRACT "H", "LOMA BLANCA" FRANCISCO GUERRA CHAPA GRANT, ABSTRACT 98, BROOKS COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 370, PAGE 557, 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 POINT IN THE CENTERLINE OF A 50.00 FOOT ACCESS EASEMENT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 89°28'24" W, 411.05 FEET, AND N 00°38'14" W, 541.27 FEET FROM THE SOUTHEAST CORNER OF TRACT "H".

THENCE; N 73°38'43" W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 26.08 FEET FOR THE WEST LINE OF A 50.00 FOOT ACCESS EASEMENT, A TOTAL DISTANCE OF 1,213.44 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF TRACT II-A (A 5.66 ACRE TRACT RECORDED IN VOLUME 293, PAGE 682, DEED RECORDS, BROOKS COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°31'27" W (DEED RECORD: N 00°31'39" W), ALONG THE EAST LINE OF TRACT II-A, A DISTANCE OF 676.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.


THENCE; S 56°50'20" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,431.27 FEET FOR THE WEST LINE OF A 50.00 FOOT ACCESS EASEMENT, A TOTAL DISTANCE OF 1,456.48 FEET TO A POINT IN THE CENTERLINE OF SAID 50.00 FOOT ACCESS EASEMENT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; ALONG THE CENTERLINE OF SAID 50.00 FOOT ACCESS EASEMENT, AND ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 26°09'23", RADIUS = 500.00 FEET), A DISTANCE OF 228.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.50 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DEED RECORDED IN VOLUME 48, PAGE 130, DEED RECORDS, BROOKS COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: FEBRUARY 27, 2019

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856

