

File for Record
at 4:12 o'clock P. M.

FEB 25 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 25, 2025

Mortgagee: DAVID GARCIA ESCOBAR AND MELISSA G. ESCOBAR

Note:

Date: July 12, 2023
Borrower: 369 RE HOLDINGS, LLC
Lender: DAVID GARCIA ESCOBAR and MELISSA G. ESCOBAR
Amount: \$450,000.00
Maturity Date: July 1, 2028

Deed of Trust:

Date: July 18, 2023
Grantor: 369 RE HOLDINGS, LLC
Mortgagee: DAVID GARCIA ESCOBAR and MELISSA G. ESCOBAR
Recording Information: Clerk's File No. 103190, Official Public Records, Brooks County, Texas

Property:

BEING a 64.77 acre tract, more or less, tract of land out of Lot Number Three (3), Block Number Four (4), FALFURRIAS FARM AND GARDEN TRACTS as shown by map of record in Volume 7, Page 361, Transcribed Deed Records of Brooks County, Texas. Said 64.77 acre tract, more or less, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Brooks

Substitute Trustee's Name: Matthew K. Franklin

Substitute Trustee's Address: 120 Preston Street, Pleasanton, Atascosa County, TX 78064

Date of Sale (first Tuesday of month): April 1, 2025

Time of Sale: Between 10am – 1pm

Place of Sale: The east steps of the County Courthouse in Brooks County, Texas, situated at 408 W. Travis Street, Falfurrias, TX 78355, or if the preceding area is no longer the designated area, at the area most recently designated by the Brooks County Commissioner's Court.

MORTGAGEE HAS INSTRUCTED SUBSTITUTE TRUSTEE TO OFFER THE PROPERTY FOR SALE TOWARD THE SATISFACTION OF THE NOTE.

NOTICE IS GIVEN THAT ON THE DATE OF SALE, SUBSTITUTE TRUSTEE WILL OFFER THE PROPERTY FOR SALE AT PUBLIC AUCTION AT THE PLACE OF SALE, TO THE HIGHEST BIDDER FOR CASH, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. THE EARLIEST TIME THE SALE WILL OCCUR IS THE TIME OF SALE, AND THE SALE WILL BE CONDUCTED NO LATER THAN THREE HOURS THEREAFTER.


MATTHEW K. FRANKLIN

THE STATE OF TEXAS :
COUNTY OF ATASCOSA :

The foregoing instrument was acknowledged before me on this the 15th day of February,
2025 by Matthew K. Franklin in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

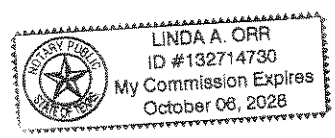


EXHIBIT "A"

A 64.77 acre tract, more or less, tract of land out of Lot Number Three (3), Block Number Four (4), FALFURRIAS FARM AND GARDEN TRACTS as shown by map of record in Volume 7, Page 361, Transcribed Deed Records of Brooks County, Texas; said 64.77 acre tract of land being more particularly described by metes and bounds as follows:

Commencing: At a 5/8" iron rod set on the South right-of-way line of County Road No. 203 for the Northwest corner of said Lot 3, Block 4, Falfurrias Farm and Garden Tracts, for the POINT OF BEGINNING; the Northwest corner of this 64.77 acre tract of land; whence a 5/8" iron rod found for the Southwest corner of Lot Number Eight (8), Block Number Two (2), Falfurrias Farm And Garden Tracts, bears N 06° 59' E, a distance of 60.00 feet;

Thence: S 82° 58' E, with the North line of Lot 3, Block 4, Falfurrias Farm and Garden Tracts, with the South right-of-way line of County Road No. 203, generally with a wire fence, a distance of 1320.00 feet to a 5/8" iron rod set for the Northeast corner of Lot 3, Block 4, Falfurrias Farm and Garden Tracts for the Northeast corner of this 64.77 acre tract of land;

Thence: S 06° 59' W, with the East line of Lot 3, Block 4, Falfurrias Farm and Garden Tracts, with the West line of Tract "A" (40 Acres) and Tract "B" 33.99 Acres) of a Partition recorded in Volume 95, Pages 327-330, Deed Records, Brooks County, Texas, generally with a wire fence, a distance of 2212.60 feet to a 5/8" iron rod set for the Northeast corner of a 1.58 acre tract of land recorded in Volume 215, Page 139 and also for the Northeast corner of a 2.0 acre tract of land recorded in Volume 103, Page 391, Deed Records, Brooks County, Texas, for the upper Southeast corner of this 64.77 acre tract of land;

Thence: N 82° 58' W, with the North line of said 1.58 acre tract and the North line of said 2.0 acre tract, at 208.73 feet pass the Northwest corner of said 1.58 acre tract and the Northwest corner of said 2.0 acre tract, in all a distance of 521.83 feet to a 5/8" iron rod set for the Northwest corner of a 3.00 acre tract of land (just surveyed) for an inner corner of this 64.77 acre tract of land;

Thence: S 06° 59' W, with the West line of said 3.00 acre tract of land, a distance of 417.40 feet to a 5/8" iron rod set on the North right-of-way line of County Road No. 204 (East Travis Street) for the Southwest corner of said 3.00 acre tract for the lower Southeast corner of this 64.77 acre tract of land;

Thence: N 82° 58' W, with the North right-of-way line of County Road No. 204, generally with a wire fence, a distance of 468.17 feet to a 5/8" iron rod set beside a fence corner post for the lower Southwest corner of this 64.77 acre tract of land;

whence a 5/8" iron rod found for the Northwest corner of Lot 8, Block 4, Falfurrias Farm and Garden Tracts bears N 83° 58' W, a distance of 330.00 feet and S 06° 59' W, a distance of 80.00 feet;

Thence: N 06° 59' E, parallel with and 330 feet East of the West line of Lot 3, Block 4, Falfurrias Farm and Garden Tracts, a distance of 1310.00 feet to a 5/8" iron rod set for an inner corner of this 64.77 acre tract of land;

Thence: N 82° 58' W, a distance of 330.00 feet to a 5/8" iron rod set on the West line of Lot 3, Block 4, Falfurrias Farm and Garden Tracts, for the upper Southwest corner of this 64.77 acre tract of land;

Thence: N 06° 59' E, with the West line of Lot 3, Block 4, Falfurrias Farm and Garden Tracts, a distance of 1320.00 feet to the POINT OF BEGINNING, containing 64.77 acres of land, more or less.