

File for Record
at 10:30 o'clock A.M.

JUN 26 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BROOKS County

Deed of Trust Dated: April 22, 2015

Amount: \$231,744.00

Grantor(s): CONSUELO BARRERA and JUAN BARRERA JR

Original Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION

Current Mortgagee: RALLY CREDIT UNION FORMERLY KNOWN AS NAVY ARMY COMMUNITY CREDIT UNION

Mortgagee Servicer and Address: c/o DOVENMUEHLE MORTGAGE, INC., 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 94847

Legal Description: BEING A CALLED 8.247 ACRE TRACT OF LAND (BY SURVEY FOUND TO CONTAIN 8.258 ACRES) OUT OF LOT FIFTY TWO (52), BLOCK TEN (10) OF THE A.A. SHARPS SUBDIVISION OF BLOCK 10 OF THE LANDS ADJOINING THE TOWNSITE OF LA GLORIA, AS SHOWN BY MAP RECORDED IN CABINET A, SLIDE 95 OF THE MAP RECORDS OF BROOKS COUNTY, TEXAS; AND BEING OUT OF IGNACIO PENA SURVEY, ABSTRACT NO. 433, ALSO KNOWN AS LOS OLMOS Y LOMA BLANCA GRANT, BROOKS COUNTY, TEXAS; SAID 8.247 ACRE TRACT OF LAND BEING THE SAME 8.247 ACRE TRACT OF LAND DESCRIBED IN VOLUME 333, PAGES 291-294, OFFICIAL PUBLIC RECORDS, BROOKS COUNTY, TEXAS; SAID CALLED 8.247 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A". ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Date of Sale: August 5, 2025 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BROOKS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SANDRA MENDOZA OR ARNOLD MENDOZA, W.D. LAREW, SUSAN SANDOVAL, LESLYE EVANS, ALEXIS MENDOZA, MARCIA CHAPA, ERICA DUARTE GUEST, MONTGOMERY MEDLEY, BOB FRISCH, JODI STEEN, CONNIE COBB, CONSTANCE LEWIS, CLYDE COBB, ADOLFO RODRIGUEZ, OR SARAH CHAMPINE-GARCIA, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, JOSHUA ISAGUIRRE, AUCTION.COM LLC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.


Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-002198

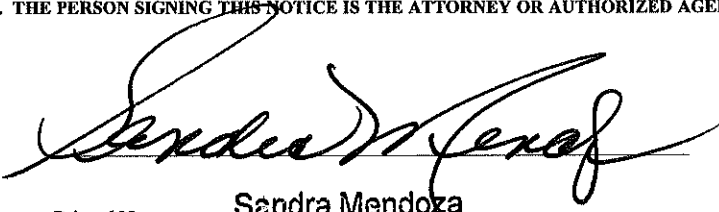

Printed Name: Sandra Mendoza
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"

Being a called 8.247 acre tract of land (by Survey found to contain 8.258 acres) out of Lot Fifty Two (52), Block Ten (10) of the A.A. SHARPS SUBDIVISION OF BLOCK 10 OF THE LANDS ADJOINING THE TOWNSITE OF LA GLORIA, as shown by map recorded in Cabinet A, Slide 95 of the Map Records of Brooks County, Texas; and being out of Ignacio Pena Survey, Abstract No. 433, also known as Los Olmos y Loma Blanca Grant, Brooks County, Texas; said 8.247 acre tract of land being the same 8.247 acre tract of land described in Volume 333, Pages 291-294, Official Public Records, Brooks County, Texas; said called 8.247 acre tract of Land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found on the West right-of-way line of F.M. Highway No. 754 for the Southeast corner of a 21.07 acre tract of land described in Volume 184, pages 405-408, Official Public Records, Brooks County, Texas, for the POINT OF BEGINNING; the Northeast corner of this tract of land;

THENCE S 00° 12' E, with the West right-of-way line of F.M. Highway No. 754, a distance of 245.2 feet to a 1/2"

iron rod found for the Northeast corner of a 5.22 acre tract of land described in Volume 192, Pages 729-734, Official Public Records, Brooks County, Texas, for the Southeast corner of this tract of land;

THENCE S 90° 00' W (S 89° 48' W, per deed), with the North line of said 5.22 acre tract of land, generally with a wire fence, a distance of 1467.8 feet to a 1/2" iron rod found beside a fence corner post on the West line of said Lot 52, Block 10, A.A. Sharps Subdivision of Block 10 of the Lands Adjoining the Townsite of La Gloria, for the Northwest corner of said 5.22 acre tract of land for the Southwest corner of this tract of land;

THENCE N 00° 06' E (N 00° 12' W, per deed), with the West line of said Lot 52, Block 10, and with the East line of a 40 foot wide dedicated road (not open), generally with a wire fence, a distance of 245.2 feet to a 6" mesquite fence corner post for the lower Southwest corner of said 21.07 acre tract of land for the Northwest corner of this tract of land; whence the Northwest corner of Block 52, Block 10, A.A. Sharps Subdivision of Block 10 of the Lands Adjoining the Townsite of La Gloria bears N 00 degrees 06' E, a distance of 193.14 feet;

THENCE N 90° 00' E (N 89° 48' E, per deed), with the South line of said 21.07 acre tract of land, generally with a wire fence, a distance of 1466.53 feet (1465.1 feet per deed) to the POINT OF BEGINNING, containing 8.258 acres of land, more or less.