

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 14, 2025

Deed of Trust

Date: January 26, 2022

Grantor: Castle Hills Construction, LLC

Grantor's County: Brooks

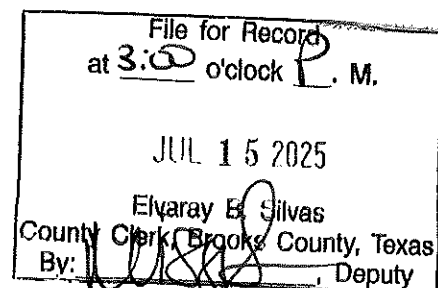
Beneficiary (or Holder): KNK Farms, LLC

Trustee: Kyle D. Ruppert

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

Recording Information: Document Number 101666 in the Official Records, Brooks County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.



Note

Date: January 26, 2022

Amount: \$88,500.00

Debtor: Castle Hills Construction, LLC

Holder: KNK Farms, LLC

Date of Sale of Property: August 5, 2025

Earliest Time of Sale of Property: 12:00 P.M.

Place of Sale of Property: 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 of Brooks County, Texas.

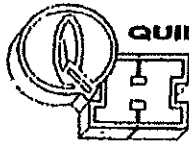
Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, 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.

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.

A handwritten signature in black ink, appearing to be "P. Moore".

Patrick Moore, Substitute Trustee



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S., Eduardo Ramirez, P.E.
Engineering Firm Registration No. F-1615
Surveying Firm Registration No. 10041100
Municipal & County Projects • Subdivisions • Surveys
124 E. Starbuck, Edinburg, Texas 78539
Phone 956/441-6480 Fax 956/441-0537

METES AND BOUNDS

Exhibit "A"

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 576.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

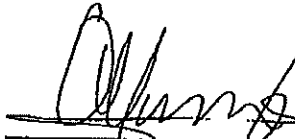
THENCE; S 56°50'20" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,431.27 FEET FOR THE WEST LINE OF A 50.00 FOOT ACCESS EASEMENT, A TOTAL DISTANCE OF 1,456.48 FEET TO A POINT IN THE CENTERLINE OF SAID 50.00 FOOT ACCESS EASEMENT FOR THE NORTHEAST CORNER OF THIS TRACT.

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

