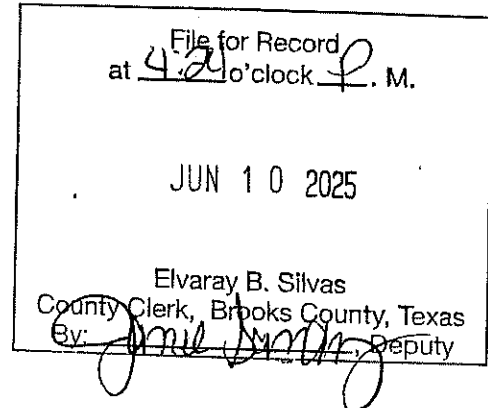


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 9, 2025

Deed of Trust

Date: December 23, 2023
Grantor: Anthony Lozano-Loa
Grantor's County: Brooks
Beneficiary (or Holder): 1418 Land Investments, 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 103574 in the Official Records, Brooks County, Texas

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

Note

Date: December 23, 2023
Amount: \$79,400.00
Debtor: Anthony Lozano-Loa
Holder: 1418 Land Investments, LLC

Date of Sale of Property: July 1, 2025

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Brooks County Administrative Building, located at 100 E. Miller, Falfurrias, Texas (on the front steps of the east side of the building), the place specified for foreclosure sales by the Commissioner's Court of Brooks County, Texas, by Resolution recorded as Document Number 2939102, Official Records, 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 or Aaron Alaniz, 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.

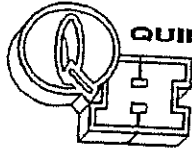
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of the 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.


Aaron Alaniz, Substitute Trustee

EXHIBIT 'A'

Bk Vol Pg
103574 OR 410 62



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S., Eulalia Ramirez, P.E.
Engineering Firm Registration No. F-1813
Surveying Firm Registration No. 100411-00
Municipal & County Projects * Subdivisions * Surveys
174 E. Stubbs, Edinburg, Texas 78539
Phone 958/281-8400 Fax 958/281-0527

METES AND BOUNDS

RANCHOS 1418 TRACT No. 4

A 10.72 ACRE TRACT OF LAND IN THE LOMA BLANCA GRANT, FRANCISCO GUERRA CHAPA, ABSTRACT No. 98, BROOKS COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 99378, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND ON THE WEST LINE OF A 122.78 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 00°34'03" W (DEED RECORD: S 00°02' W), 885.44 FEET FROM THE NORTHWEST CORNER OF SAID 122.78 ACRE TRACT.

THENCE; EAST, A DISTANCE OF 1,582.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF SAID 122.78 ACRE TRACT AND ON THE WEST LINE OF THE MARY KATHERINE T. OPRMOLLO TRACT (AN 8.52 ACRE TRACT OUT OF LOMA BLANCA GRANT, ACCORDING TO GIFT DEED WITH LIFE ESTATE RESERVATIONS RECORDED IN VOLUME 271, PAGE 118, DEED RECORDS, BROOKS COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°25'39" W (DEED RECORD: S 00°07' E), ALONG THE EAST LINE OF SAID 122.78 ACRE TRACT AND THE WEST LINE OF THE MARY KATHERINE T. OPRMOLLO, A DISTANCE OF 295.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, A DISTANCE OF 1,583.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND ON THE WEST LINE OF SAID 122.78 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°34'03" E (DEED RECORD: N 00°02' E), ALONG THE EAST RIGHT OF WAY LINE OF F.M. 1418 AND THE WEST LINE OF SAID 122.78 ACRE TRACT, A DISTANCE OF 295.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.72 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DEED OF GIFT, RECORDED IN VOLUME 0134, PAGE 357, 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: JUNE 10, 2020

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



EXHIBIT 'B'

Pa
63

