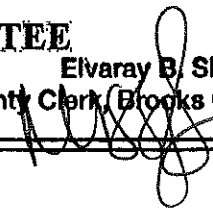


Our Case No. 25-07101-FC

File for Record
at 8:28 o'clock A M.

JUL 17 2026

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: , Deputy

THE STATE OF TEXAS
COUNTY OF BROOKS

Deed of Trust Dater
March 28, 2011

Property address:
2415 E HIGHWAY 285
FALFURRIAS, TX 78353

Grantor(s)/Mortgagor(s):
REYNALDO VARGAS AND MARIA E. VARGAS

LEGAL DESCRIPTION: SEE EXHIBIT A

Original Mortgages:
THE UNITED STATES OF AMERICA ACTING THROUGH
THE RURAL HOUSING SERVICE OR SUCCESSOR
AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE, ITS SUCCESSORS AND ASSIGNS.

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgages:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Date of Sale: SEPTEMBER 1, 2026

Property County: BROOKS

Original Trustee: FRANCISCO VALENTIN JR.

Recorded on: March 29, 2011

Substitute Trustee:

As Clerk's File No. 90323

Resolve Trustee Services, LLC, Marinosei Law Group, PC

Mortgage Servicer:

UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Substitute Trustee Address:
c/o Marinosei Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

The current Mortgages and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Resolve Trustee Services, LLC, Marinosei Law Group, PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, SEPTEMBER 1, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. 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 be conducted at the Brooks County Courthouse, 100 E. Miller Street, Falfurrias, TX 78355 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0023, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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 written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND, 7-16-26

W. D. LARAW

SUBSTITUTE TRUSTEE

THE STATE OF TEXAS

COUNTY OF DALLAS

MARINOSCI LAW GROUP, P.C.

By: [Signature]

**SAMMY HOODA
MANAGING ATTORNEY**

Before me, Michael Schultz, the undersigned officer, on this, the 16 day of July, 2026, personally appeared **SAMMY HOODA**, known to me, who identified herself/himself to be the **MANAGING ATTORNEY** of **MARINOSCI LAW GROUP PC**, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal:

(SEAL)

[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 9-30-29

Michael Schultz
Printed Name and Notary Public

Grantor: **UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE**
P.O. Box 66889
St. Louis, MO 63166
Our File No. 23-07101

Return to:

**MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001**

EXHIBIT A

Parcel 1 and Parcel 2: Lots 9 and 10, Olmos Park Subdivision, Unit #1, Brooks County, Texas, as more particular appears from map or plat thereof recorded in cabinet A, Page 144 of the map or plat records of Brooks County, Texas, to which reference is here made for all pertinent purposes; and Parcel 3: Being a 0.165 acre tract of land, more or less, out of Lot Ten (10), Olmos Park Subdivision, an addition situated in Brooks County, Texas, according to plat thereof recorded in Cabinet A, Page 144 of the Map or Plat Records, Brooks County, Texas; said 0.165 acre tract of land being more particularly described by metes and bounds as follow; Commencing at a 5/8" iron rod set on the North right of way line of State Highway 285 and on the South line of said Lot 10, Olmos Park Subdivision, for the Point of Beginning; the Southeast corner of this 0.165 acre tract of land; whence a fence corner post for the Southeast corner of Lot 10 and the Southwest corner of Lot 11, Olmos Park Subdivision, bears N 89° 57' E, a distance of 25.0 feet; Thence N 00° 05' E, across Lot 10, Olmos Park Subdivision, parallel with and 25.00 feet West of the common line of Lot 10 and Lot 11, Olmos Park Subdivision, Unit 1, a distance of 120.00 feet to a 5/8" iron rod set for the Northeast corner of this 0.165 acre tract of land; Thence N 89° 55' W, a distance of 60.00 feet to a 5/8" iron rod set for the Northwest corner of this 0.165 acre tract of land; Thence S 00° 05' W, a distance of 120.14 feet to a nail set in a tree root on the South line of Lot 10, Olmos Park Subdivision, and on the North Right of Way line of State Highway 285 for the Southwest corner of this 0.165 acre tract of land; whence a 1/2" iron rod found for the Southwest corner of Lot 10 and the Southeast corner of Lot 9, Olmos Park Subdivision, bears S 89° 57' W, a distance of 35.00 feet; Thence N 89° 57' E, with the South line of Lot 10, Olmos Park Subdivision and with the North right of way line of State Highway 285, a distance of 60.00 feet to the Point of Beginning, containing 0.165 acres of land, more or less.