

Our Case No. 26-00039-FC

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

File for Record
at 8:38 o'clock 1 M.
FEB 24 2026
Rivaray B. Silvas
County Clerk, Brooks County, Texas
By: [Signature], Deputy

THE STATE OF TEXAS
COUNTY OF BROOKS

Deed of Trust Date:
August 23, 1999

Property address:
613 COUNTY ROAD 205
FALFURRIAS, TX 78355

Grantor(s)/Mortgagor(s):
ARNOLDO N. ALMENDAREZ

LEGAL DESCRIPTION: Being a 1.0 acre tract of land, more or less, hereby designated as Tract A, being out of the Northeast part of a Lupe and Gloria Almendarez 16.54 acre tract, said 16.54 acre tract being identified in Warranty Deed with Vendor's Lien recorded in Volume 140, Pages 427-430 of the Deed Records of Brooks County Texas and being in Lot 8, Block 4, of the Falfurrias Farm and Garden Tracts per Map or Plat of said tracts recorded in Volume 7, Page 361 of the Transcribed Deed Records of Brooks County Texas and being more particularly described by metes and bounds as follows, to-wit

BEGINNING at a 1/2 inch iron bar placed at an existing 6 inch diameter creosoted corner post, said iron bar being at the intersection of the South right-of-way (R.O.W) fence line of East Travis Street and the West R.O.W. fence line of Brooks County Road No. 205, also named as North Rachel Road and said iron bar being the Northeast corner of said 16.54 acre tract;

THENCE South 07 degrees 02 minutes West along the East boundary fence line of this tract, same being the East boundary fence line of said 16.54 acre tract, same being the West R.O.W. fence line of said North Rachel Road 214.0 feet to a 1/2 inch iron bar placed at an existing 6 inch diameter creosoted corner post for the Southeast corner of this tract, same being the Northeast corner of the Lupe and Gloria Almendarez residence lot;

THENCE North 80 degrees 48 minutes West along the South boundary fence line of this tract, same being the North fence line of said residence lot 207.26 feet to a 1/2 inch iron bar placed for the Southwest corner of this tract;

THENCE North 07 degrees 02 minutes East along the West boundary of this tract 206.6 feet to a 1/2 inch iron bar placed at the intersection with the South R.O.W. fence line of said East Travis Street for the Northwest corner of this tract:

THENCE South 82 degrees 50 minutes East along the North boundary fence line of this tract, same being the North boundary line of said 16.54 acre tract, same being the R.O.W. fence line of said East Travis Street 207.16 feet to a 1/2 inch iron bar at an existing 6 inch diameter creosoted corner post for the Northeast corner of this tract same being the Northeast corner of said 16.54 acre tract, same being the intersection of the South R.O.W. fence line of said East Travis Street with the West R.O.W. fence line of said North Rachel Road and the POINT OF BEGINNING, said Tract A containing 1.0 of an acre of land, more or less.

Original Mortgagee:
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 Mortgagee:
UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME ADMINISTRATION

Date of Sale: APRIL 7, 2026

Property County: BROOKS

Original Trustee: STEVEN A. CARRIKER

Recorded on: August 30, 1999

As Clerk's File No.: 073043

Mortgage Servicer:

UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME ADMINISTRATION

Substitute Trustee:

Resolve Trustee Services, LLC, Marinosci Law Group,
PC

Substitute Trustee Address:

c/o Marinosci Law Group, P.C.
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 Mortgagee 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, Marinosci 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, APRIL 7, 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 DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS), FORMERLY FARMERS HOME ADMINISTRATION, 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 51.0025, 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, 2/18/26

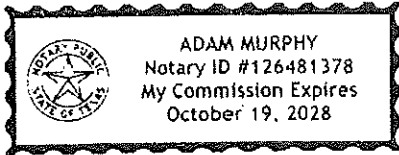
MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 18 day of FEB 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: 10-19-28
Adam Murphy
Printed Name and Notary Public

[Signature]
W. D. LAKEW
SUB. TRUSTEE

Grantor: UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS), FORMERLY FARMERS HOME ADMINISTRATION
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 26-00039

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