

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 6, 2026

Deed of Trust

Date: February 18, 2025

Grantor: Juan Manuel Ruiz, Jr.

Grantor's County: Brooks

Beneficiary (or Holder): 1418 Land Investments, LLC

Trustee: Kyle D. Ruppert

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

Recording Information: Document Number 104556 in the Official Records, Brooks County, Texas

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

File for Record
at 4:54 o'clock P.M.

APR 15 2026

Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: *[Signature]*, Deputy

Note

Date: February 18, 2025

Amount: \$81,500.00

Debtor: Juan Manuel Ruiz, Jr.

Holder: 1418 Land Investments, LLC

Date of Sale of Property: May 5, 2026

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

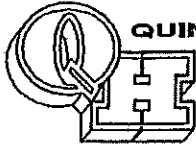
Place of Sale of Property: The east steps of the County Courthouse in Brooks County, Texas, situated at 408 W. Travis Street, Falfurrias, TX 78355, or if the preceding area is no longer the designated area, at the area most recently designated by the Brooks County Commissioner's Court of Brooks County, 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.

[Signature]
Gerardo Martinez, Substitute Trustee



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulafio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects * Subdivisions * Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 958/381-6480 Fax 958/381-0527

Exhibit "A"

METES AND BOUNDS

RANCHOS 1418 TRACT No.2

A 10.75 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 SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 223 AND ON THE NORTH LINE OF A 122.78 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 89°54'38" E (DEED RECORD: N 89°54' E), 523.11 FEET FROM THE NORTHWEST CORNER OF SAID 122.78 ACRE TRACT.

THENCE; N 89°54'38" E (DEED RECORD: N 89°54' E), ALONG THE NORTH LINE OF SAID 122.78 ACRE TRACT, AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 223, A DISTANCE OF 528.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, A DISTANCE OF 887.04 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 528.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, A DISTANCE OF 886.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.75 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

