

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 10, 2025

Deed of Trust

Date: December 30, 2024  
Grantor: Eduardo Falcon  
Grantor's County: Brooks  
Beneficiary (or Holder): 755 Ventures, LLC  
Trustee: Thomas J. Jendrusch  
Substitute Trustee: Patrick Moore or Aaron Alaniz or Gerardo Martinez  
701 E. Expwy. 83, Suite 330  
McAllen, Texas 78501-1147

Recording Information: Document Number 104546 in the Official Records, Brooks County, Texas  
Property: See Exhibit "A and B" attached hereto and incorporated herein for all purposes.

Note

Date: December 30, 2024  
Amount: \$95,900.00  
Debtor: Eduardo Falcon  
Holder: 755 Ventures, LLC

Date of Sale of Property: January 6, 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.

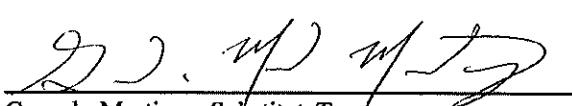
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of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

File for Record  
at 4:25 o'clock P. M.

DEC 16 2025

Elvaray B. Silvas  
County Clerk, Brooks County, Texas  
By *Gerardo Martinez*, Deputy

  
Gerardo Martinez, Substitute Trustee

March 25, 2022  
**METES AND BOUNDS DESCRIPTION**  
**10.03 ACRES BEING**  
**OUT OF TRACTS 3 AND 4,**  
**OF THE VIVIANO DE LUNA TRACT**  
**OF LA RUCIA GRANT,**  
**COUNTY OF BROOKS, TEXAS**

**Parcel 17**

A tract of land containing 10.03 acres situated in the County of Brooks Texas, being out of Tracts 3 and 4, of the Viviano de Luna Tract of La Rucia Grant, according to the Deed thereof recorded in Volume 86, Page 93, Brooks County Deed Records, which said 10.03 acres being all of a certain tract conveyed to Listos Properties, LTD, by virtue of Warranty Deed recorded in Volume 362, Page 674, Brooks County Official Records, said 10.03 acres also being more particularly described as follows:

COMMENCING, at a No. 4 rebar found on the Southeast corner of Tract 4 and Southwest corner of Tract 5, of the Viviano de Luna Tract of La Rucia Grant, also being the Southwest corner of a certain tract of land conveyed to Ramiro P. Gonzalez and Velma D. Gonzalez by virtue of a General Warranty Deed recorded in Volume 232, Page 793, Brooks County Deed Records, for the Southeast corner of this herein described tract;

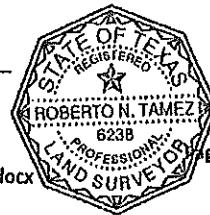
THENCE, N 00° 11' 54" E, along the East line of said tract 4 and West line of said Tract 5, a distance of 3,507.67 feet to a No. 4 rebar set, for the POINT OF BEGINNING, and the Southeast corner of this herein described tract;

1. THENCE, N 89° 54' 39" W, at a distance of 642.87 feet pass the West line of said Tract 4 and East line of said Tract 3, continuing a total distance of 803.44 feet to a No. 4 rebar set, for the Southwest corner of this tract;
2. THENCE, N 00° 05' 21" E, a distance of 548.19 feet to a No. 4 rebar set, for the Northwest corner of this tract;
3. THENCE, S 89° 54' 39" E, at a distance of 161.61 feet pass the East line of said Tract 3 and West line of said Tract 4, continuing a total distance of 794.29 feet, to a No. 4 rebar set on the West line of a certain tract of land conveyed to Hector Montemayor, Jr. by virtue of a Deed of Gift recorded in Volume 321, Page 658, Brooks County Official Records, for the Northeast corner of this tract;
4. THENCE, S 00° 11' 51" E, along the West line of said Hector Montemayor, Jr. tract, a distance of 440.74 feet to a No. 4 rebar set on the Southwest corner of said Hector Montemayor tract, for an Inside corner of this tract;
5. THENCE, N 88° 56' 46" E, along the South line of said Hector Montemayor, Jr. tract, a distance of 7.15 feet, to a No. 4 rebar set on the East line of said Tract 4, for an outside corner of this tract;
6. THENCE, S 00° 11' 54" W, along the East line of said Tract 4 and West line of said Tract 5, a distance of 107.60, to the POINT OF BEGINNING and containing 10.03 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 02/22/2022 UNDER MY DIRECTION AND SUPERVISION.

  
 ROBERTO N. TAMEZ, R.P.L.S. #6238

02/22/2022  
 DATE:



## EXHIBIT B

