

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 5, 2025

Deed of Trust

Date: July 2, 2025

Grantor: Hector H. Adame Hernandez

Grantor's County: Brooks

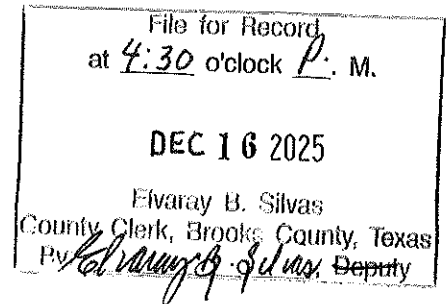
Beneficiary (or Holder): El Polako Investments, LLC

Trustee: Patrick Moore

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

Recording Information: Document Number 104874 in the Official Records, Brooks County, Texas

Property: Carolina Ranchettes Tract No. 3, according to the map or plat thereof recorded in Cabinet A, Slide 383, Instrument Number 103045, Volume 406, Page 73, of the Plat Records of Brooks County, Texas



Note

Date: July 2, 2025

Amount: \$98,495.00

Debtor: Hector H. Adame Hernandez

Holder: El Polako Investments, LLC

Date of Sale of Property: January 6, 2026


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

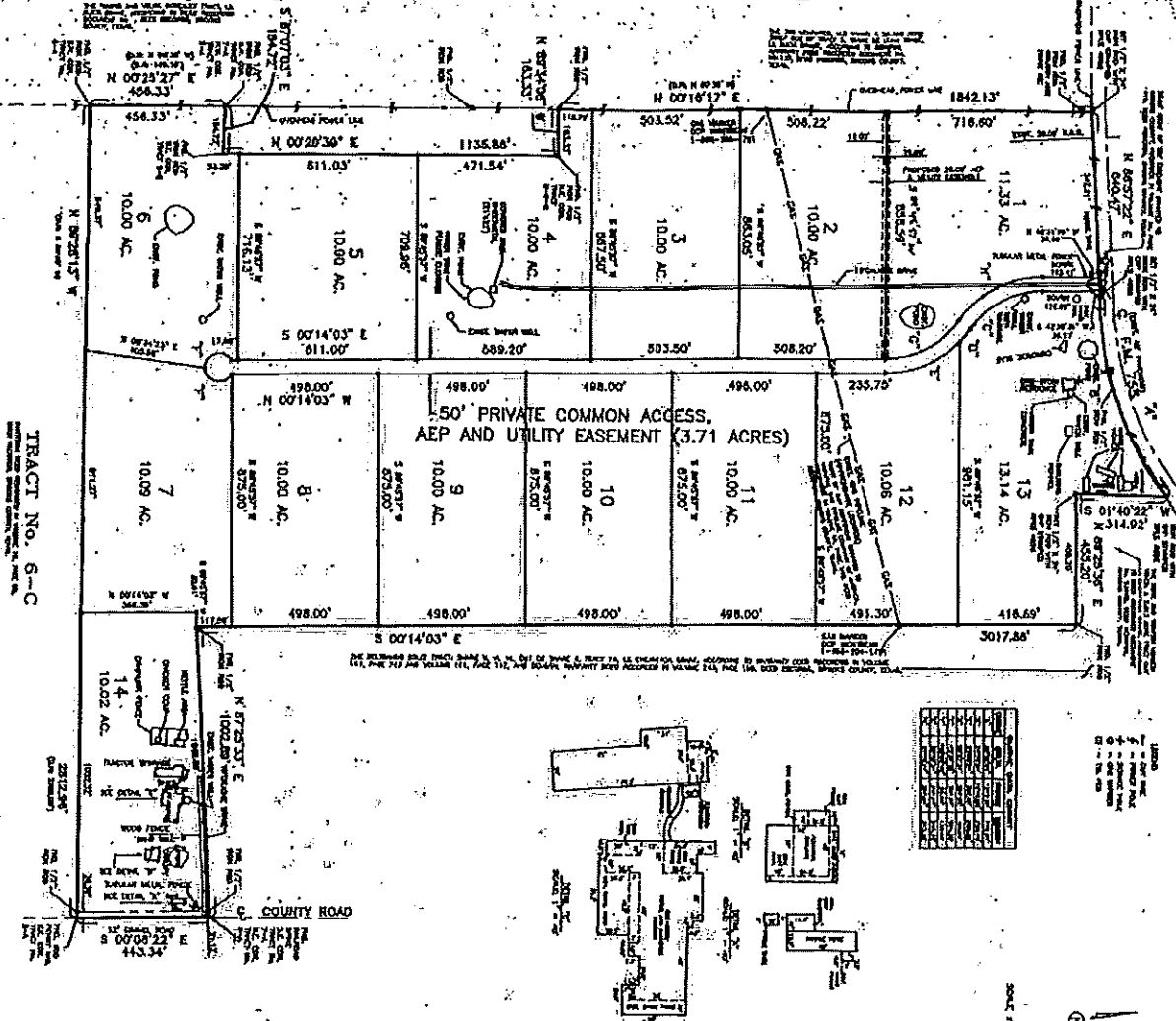
Place of Sale of Property: The east steps of the County Courthouse in Brooks County, Texas, situated at 408 W. Travis Street, Falfurrias, TX 78355, or if the preceding area is no longer the designated area, at the area most recently designated by the Brooks County Commissioner's Court of Brooks County,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

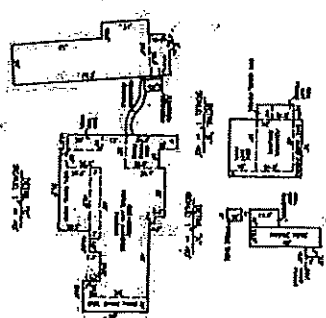
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Gerardo Martinez, Substitute Trustee



TRACT No. 6-C

EXHIBIT A



TRACT	ACRES	BEARING	DISTANCE
1	10.00	N 00°14'03" E	498.00'
2	10.00	N 00°14'03" E	498.00'
3	10.00	N 00°14'03" E	498.00'
4	10.00	N 00°14'03" E	498.00'
5	10.00	N 00°14'03" E	498.00'
6	10.00	N 00°14'03" E	498.00'
7	10.00	N 00°14'03" E	498.00'
8	10.00	N 00°14'03" E	498.00'
9	10.00	N 00°14'03" E	498.00'
10	10.00	N 00°14'03" E	498.00'
11	10.00	N 00°14'03" E	498.00'
12	10.00	N 00°14'03" E	498.00'
13	10.00	N 00°14'03" E	498.00'
14	10.00	N 00°14'03" E	498.00'

CAROLINA RANCHETTES

BEING A PARTITION OF A 144.37 ACRE TRACT OF LAND OUT OF SHARE A TRACT B-2-B OUT OF TRACT 7-A AND TRACT 5-A LA ENCANTADA GRANT AND LA RUCIA GRANT, BROOKS COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH ADDENDUM (S) LBN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 102189, OFFICIAL RECORDS, BROOKS COUNTY, TEXAS.

THE UNDERSIGNED, BROOKS COUNTY CLERK, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN MY OFFICE, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE RECORDING OF DEEDS, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, RELATIVE TO THE RECORDING OF DEEDS.



[Signature]
5-22-23

CAROLINA RANCHETTES

BEING A PARTITION OF A 144.37 ACRE TRACT OF LAND OUT OF SHARE A TRACT B-2-B OUT OF TRACT 7-A AND TRACT 5-A LA ENCANTADA GRANT AND LA RUCIA GRANT, BROOKS COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH ADDENDUM (S) LBN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 102189, OFFICIAL RECORDS, BROOKS COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
111 E. WYATT ST.
DALLAS, TEXAS 75201
PHONE: 214-741-1111
FAX: 214-741-1112
WWW.QHENGINEERS.COM

OWNER	STATE OF TEXAS
CREATED BY	STATE OF TEXAS
DATE	5-22-23
PROJECT	CAROLINA RANCHETTES
DESCRIPTION	BEING A PARTITION OF A 144.37 ACRE TRACT OF LAND OUT OF SHARE A TRACT B-2-B OUT OF TRACT 7-A AND TRACT 5-A LA ENCANTADA GRANT AND LA RUCIA GRANT, BROOKS COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH ADDENDUM (S) LBN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 102189, OFFICIAL RECORDS, BROOKS COUNTY, TEXAS.