

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 23, 2025

Deed of Trust

Date: June 4, 2025
Grantor: Roberto Garza
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 104851 in the Official Records, Brooks County, Texas
Property: Tract One: Carolina Ranchettes Tract No. 7, Brooks County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 383, Instrument No. 103045, Volume 406, Page 73, of the Plat Records of Brooks County, Texas.

File for Record
at 3:15 o'clock M.

OCT 31 2025

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

Note

Date: June 4, 2025
Amount: \$98,495.00
Debtor: Roberto Garza
Holder: El Polako Investments, LLC

Date of Sale of Property: December 2, 2025

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 Cour. 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