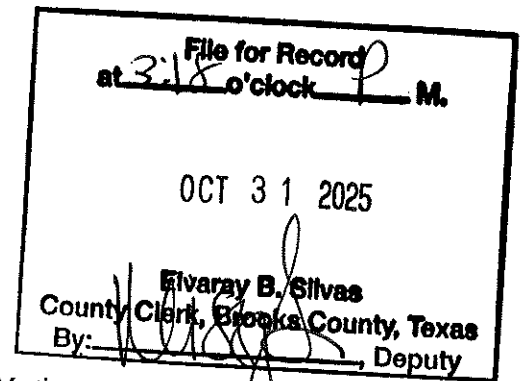


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 29, 2025

Deed of Trust

Date: October 19, 2023
Grantor: Erik Alonso Leal
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 103402 in the Official Records, Brooks County, Texas
Property: See Exhibit "A and B" attached hereto and incorporated herein for all purposes.

Note

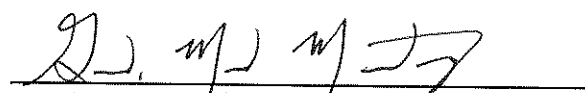
Date: October 19, 2023
Amount: \$108,400.00
Debtor: Erik Alonso Leal
Holder: 755 Ventures, LLC
Date of Sale of Property: December 2, 2025
Earliest Time of Sale of Property: 10:00 A.M.

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 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

March 26, 2022

EXHIBIT A

METES AND BOUNDS DESCRIPTION 14.75 ACRES BEING OUT OF TRACTS 3 AND 4, OF THE VIVIANO DE LUNA TRACT OF LA RUCIA GRANT, COUNTY OF BROOKS, TEXAS

Parcel 11

A tract of land containing 14.75 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 14.75 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 14.75 acres also being more particularly described as follows:

BEGINNING, 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;

1. THENCE, S 89° 07' 37" W, along the South line of said Tract 4, a distance of 642.98 feet to a No. 4 rebar found on the Southwest corner of said Tract 4 and Southeast corner of said Tract 3;
2. THENCE, S 89° 11' 41" W, along the South line of said Tract 3, a distance of 178.89 feet to a No. 4 rebar set, for the Southwest corner of this tract;
3. THENCE, N 00° 05' 21" E, a distance of 665.44 feet, to a No. 4 rebar set, for a point of tangent;
4. THENCE, in a Northeasterly direction along a curve to the left, with a Central Angle of 150° 00' 00", a Radius of 50.00 feet, an Arc Length of 130.90 feet, a Tangent of 186.60 feet, and a Chord that bears S 15° 05' 21" E, a distance of 96.59 feet to a No. 4 rebar set, for a point of tangent;
5. THENCE, N 00° 05' 21" E, a distance of 34.72 feet , to a No. 4 rebar set, for the Northwest corner of this tract;
6. THENCE, S 89° 54' 39" E, at a distance of 155.37 feet pass the East line of said Tract 3 and West line of said Tract 4, continuing a total distance of 798.24 feet to a No. 4 rebar set on the East line of said Tract 4 and West line of said Tract 5, for the Northeast corner of this tract;
7. THENCE, S 00° 11' 54" W, along the East line of said Tract 4 and West line of said Tract 5, a distance of 779.87, to the POINT OF BEGINNING and containing 14.75 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

DATE:

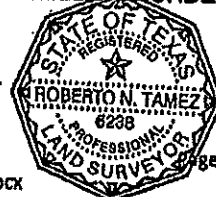


EXHIBIT B

