

Direct: David L. Trevino, Monica J. Trevino  
Indirect: Greater South Texas Bank

File for Record  
at 2:45 o'clock P.M.

NOTICE OF FORECLOSURE SALE

NOV 10 2025

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:  
By: *Elvaray B. Silvas*  
County Clerk, Brooks County, Texas  
Deputy

Being the South One Hundred Feet (S 100') of Lots Fifteen (15) and Sixteen (16), Block Seventeen (17) of the Town of Falfurrias, Brooks County, Texas, as per plat thereof recorded in Volume 1, Page 17 Map Records of Brooks County, Texas.

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 2, 2025

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: In Brooks County, Texas, at 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.

Greater South Texas Bank may postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting and refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting Greater South Texas Bank to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matter, if any. The property is being sold "AS

IS" and prospective bidders are solely responsible for investigating all matters relating to the property.

4. Type of Sale. The sale is a nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by David L. Trevino and Monica J. Obregon. The deed of trust is dated June 6, 2012, and is recorded in the office of the County Clerk of Brooks County, Texas, as document number 91835, Bk OR, Vol 323, Pg 564, Brooks County, Texas.

5. Obligations Secured. The above-described Deed of Trust secures a Promissory Note dated June 6, 2012, in the original principal amount of \$59,850.00, made payable to Greater South Texas Bank and executed by David L. Trevino and Monica J. Obregon.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request to Act. Default has occurred under the real estate lien note, and Greater South Texas Bank has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. 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. Attached hereto is a United States Department of Housing and Urban Development Servicemembers Civil Relief Act Notice.

DATED: November 10, 2025



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RUDY SALINAS, JR., Trustee  
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