

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: October 7, 2024
Note: Promissory Note
Date: February 14, 2023
Maker: First Texas Associates, LLC
Payee: Jesse Roel Ramirez, Sr. and David Quintero

Original Principal Amount: \$149,000.00

Deed of Trust: Deed of Trust

Date: February 14, 2023
Grantor: First Texas Associates, LLC
Trustee: Channing Slusher
Beneficiary: Jesse Roel Ramirez, Sr. and David Quintero

Recorded: File #333269, Official Records of Kleberg County, Texas

Lender: Jesse Roel Ramirez, Sr. and David Quintero

Borrower: First Texas Associates, LLC

Property: THE WEST ONE-HALF (W 1/2) OF LOT TWENTY-NINE (29) AND ALL OF LOTS THIRTY (30), THIRTY-ONE (31), AND THIRTY-TWO (32), BLOCK SEVENTEEN (17), TRANQUITAS ADDITION, an Addition to the Town of Kingsville, Kleberg County, Texas, as shown by the map or plat thereof recorded in Volume 1, Page 36, Envelope 19, Map Records of Kleberg County, Texas, to which reference is here

Ramirez, Roel/First Texas Assoc./Appt of Subst. Trustee and
Notice of Substitute Trustee's Sale

made for all pertinent purposes., also known as 232 West Nettie Ave., Kingsville, Texas 78363.

Substitute Trustee: Lance K. Bruun

Substitute Trustee's Mailing Address: American Bank Plaza
Law Offices of Lance K. Bruun
711 N. Carancahua, Suite 1660
Corpus Christi, Texas 78401

Date and time of Substitute Trustee's Sale of Property: November 5, 2024,
Tuesday, at 10:15 a.m., or with three (3) hours after that time

Location: Kleberg County Courthouse, 700 E Kleberg Ave, Kingsville, Texas 78363.

This instrument appoints the Substitute Trustee 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 Lender.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any

warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of October 7, 2024.



Lance K. Bruun
Substitute Trustee and Attorney
for Jesse Roel Ramirez, Sr.
and David Quintero

[intentionally left blank – Acknowledgment on next page]

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on October 7, 2024, by **Lance K. Bruun**, as Substitute Trustee and Attorney for Jesse Roel Ramirz, Sr. and David Quintero. The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C. (See *Tex. Civ. Prac. & Rem. Code* §§121.006(a), (c), (d), 121.008(b)(5).)


Notary Public - State of Texas

RETURN RECORDED COUNTERPART TO:

Lance K. Bruun
The Law Offices of Lance K. Bruun
American Bank Plaza
711 N. Carancahua, Suite 1660
Corpus Christi, Texas 78401

