

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 8, 2026

Deed of Trust

Date: March 4, 2020
Grantor: Benigno Gutierrez, Jr.
Grantor's County: Maverick
Beneficiary (or Holder): Terrenos Con Futuro, LLC
Trustee: Kathryn Kluge
Substitute Trustee: Patrick Moore or Aaron Alaniz or Marlowe Zamora
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

FILED AT 12:50 O'CLOCK P.M.

JUN 12 2026

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Sallia Martinez Deputy

Recording Information: Document Number 212802 in the Official Records, Maverick County, Texas
Property: Lot 66, Block 1, of Rosita Gardens Subdivision, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 107, Side A, Map/Plat Records of Maverick County, Texas and being the same real property with a sitrys address known as 84 Rios Avenue, Eagle Pass, Texas 78852.

Note

Date: March 4, 2020
Amount: \$36,500.00
Debtor: Benigno Gutierrez, Jr.
Holder: Terrenos Con Futuro, LLC

Date of Sale of Property: July 7, 2026

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

Place of Sale of Property: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852, the place specified for foreclosure sales by the Commissioner's Court of Maverick 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.

Marlowe Zamora, Substitute Trustee