

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 6, 2026

Deed of Trust

Date: March 1, 2019

Grantor: Rubi Ruiz

Grantor's County: Maverick

Beneficiary (or Holder): Tres Pobres, Ltd.

Trustee: W. Clayton Brown

Substitute Trustee: Patrick Moore or Aaron Alaniz or Marlowe Zamora
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

2:18 FILED
AT 2:18 O'CLOCK P.M.

APR 13 2026

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *[Signature]* Deputy

Recording Information: Document Number 207412 in the Official Records, Maverick County, Texas

Property: Lot 18, Block 8, South Elm Creek known as Elm Creek Ranch Unit 1, as shown on the map or plat of said subdivision which is of record in Maverick County Map Records.

Note

Date: March 1, 2019

Amount: \$41,800.00

Debtor: Rubi Ruiz

Holder: Tres Pobres, Ltd.

Date of Sale of Property: May 5, 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.

[Signature]
Marlowe Zamora, Substitute Trustee