

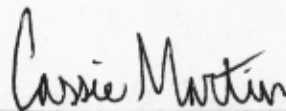
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon trustee by that certain Deed of Trust executed by Ivan Alarcon and wife, Ana Aranda, dated July 11, 2024 and duly recorded as Document # 244296 of the Real Property Records of Atascosa County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, November 3, 2026, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area located outside on the West Porch entrance of the historic Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, TX 78026 or such other place as designated by the county commissioner's office between the hours of 12:00 o'clock p.m. and 3:00 o'clock p.m. of that day, the following described property, to-wit:

Tract 79, Block 2, Quail Creek Ranches Subdivision, Unit 2, situated in Atascosa County, Texas, according to map or plat thereof recorded in Sheets 179A and 179B, New Plat Cabinet, Plat Records of Atascosa County, Texas.

EXECUTED this 13th day of October, 2026.



Alexis Martin, Cassie Martin, Troy Martin,
Deborah Martin, Terri Martin, Shelby Martin,
Bob Frisch, Wayne Daughtrey or Vicki Rodriguez
Substitute Trustee
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED 11:25 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

OCT 13 2026

ATASCOSA COUNTY, TEXAS
BY EC DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 9, 2026

Deed of Trust

Date: December 10, 2020

Grantor: Areal Eliane Benavides

Grantor's County: Atascosa

Beneficiary (or Holder): J & P Land Interests, Ltd. as successor of interest to E.E.A.C., Inc.

Trustee: Judith A. Gray

Substitute Trustee: Patrick Moore, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey, or Vicki Rodriguez
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 209835 in the Official Records, Atascosa County, Texas

Property: Lot 85, Maravillas West Subdivision Phase 2, Atascosa County, Texas, according to the map or plat thereof recorded as Document No. 202000019 in the Official Records of Atascosa County, Texas.

Note

Date: December 10, 2020

Amount: \$55,500.00

Debtor: Areal Eliane Benavides

Holder: J & P Land Interests, Ltd. as successor of interest to E.E.A.C., Inc.

Date of Sale of Property: November 3, 2026

Earliest Time of Sale of Property: 12:00 P.M.

Place of Sale of Property: The West Porch of the Courthouse Entrance: New location passed 07/14/2003 effective 8/15/2003 being the West Porch of the Courthouse or as designated by the County Commissioner's Office.

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.

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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.

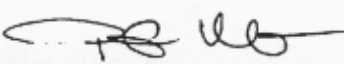
10-13-26

Dated: _____

Printed Name: Cassie Martin

Cassie Martin

Substitute Trustee



Patrick Moore, Attorney
Law Office of Patrick Moore, PLLC
701 E. Expressway 83, Suite 330
McAllen, Texas 78504
Attorney for J & P Land Interests, Ltd.

FILED 11:25 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

OCT 13 2026

ATASCOSA COUNTY, TEXAS
BY ec DEPUTY