

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 10, 2025

Deed of Trust

Date: September 28, 2021

Grantor: Citrus360 LLC

Grantor's County: Willacy

Beneficiary (or Holder): David Esau and Thelma Ruth Esau

Trustee: Richard W. Fryer

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

Recording Information: Document Number 3271554 in the Official Records, Willacy County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Note

Date: September 28, 2021

Amount: \$626,864.00

Debtor: Citrus360 LLC

Holder: David Esau and Thelma Ruth Esau

Date of Sale of Property: March 4, 2025

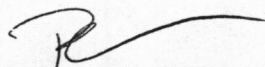
Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: Willacy County Administrative Building, located at 576 W. Main St., Room 153, Raymondville, TX 78580 (front door of the courthouse facing South on West Willacy Avenue), the place specified for foreclosure sales by the Commissioner's Court of Willacy County, Texas, by Resolution recorded as Document Number 2939102, Official Records, Willacy 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.



Patrick Moore, Substitute Trustee

Exhibit A

Tract 1:

The East Thirty acres (E. 30 ac) of Lot Fourteen (14), Block Twenty-three (23), MISSOURI-TEXAS AND IRRIGATION COMPANY SUBDIVISION, Willacy County, Texas, according to Map thereof recorded in Volume 1, Page 29, Map Records, Willacy County, Texas.

Tract 2:

The West Ten acres (W. 10ac.) of Lot Fourteen (14), Block Twenty-three (23), MISSOURI-LAND AND IRRIGATION COMPANY SUBDIVISION, Willacy County, Texas, according to Map thereof recorded in Volume 1, Page 29, Map Records, Willacy County, Texas.

Tract 3:

All of Lot 2, Block 31, MISSOURI-TEXAS LAND & IRRIGATION COMPANY, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Tract 4:

All of Lot 4, Block 32, MISSOURI-TEXAS LAND & IRRIGATION COMPANY, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

FILED + POSTED
COUNTY COURT.

FEB 11 2025 @ 4:15 pm

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: DEPUTY

Christy Villarreal