

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 8, 2026

FILED
MAY 11 2026
10:55AM
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

DEED OF TRUST:

Date: April 12, 2013

Grantor: JUAN RIVERA and ADOLFO RIVERA

Grantor's County: FAYETTE

Beneficiary: THREE BROTHERS INVESTMENTS, INC.

Trustee: REGINA BUTTROSS, DAVID BUTTROSS, YOUSSEF LAHLOU and
BLAINE DUNLAP

Substitute Trustee: ROBERT E. BLACK, and ABSTRACTS TRUSTEE OF TEXAS,
LLC

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Volume 1644, Page 481, Document No. 13-02316, Real Property Records,
Fayette County, Texas.

PROPERTY:

Being 10.0 acres, more or less, out of the Christian Wertzner 1/3 League, Abstract No. 317, in Fayette County, Texas, being more particularly described in Instrument No. 13-02316, Volume 1644, Page 481, Real Property Records of Fayette County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: April 12, 2013

Original Principal Amount: \$110,000.00

Holder: THREE BROTHERS INVESTMENTS, INC.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 2nd day of June, 2026.

PLACE OF SALE OF PROPERTY:

County Courthouse of Fayette County, La Grange, Texas, at area designated by County Commissioners for said sales.

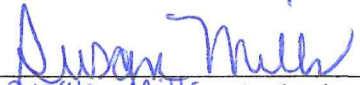
The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.

Abstracts Trustee of Texas, LLC

By: 
Susan Mills, Authorized Signer
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964