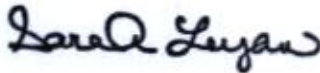


|                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BREWSTER COUNTY</b><br>Sarah Lujan<br>Brewster County Clerk<br>P.O. Drawer 119<br>Alpine, TX, 79831<br>Phone: 432-837-3366                                                                                                                                                                                                                                                                                                                              | <b>DOCUMENT #:</b> 122394<br><b>Book:</b> 0473 <b>Page:</b> 0048<br><b>RECORDED DATE:</b> 10/09/2025 02:45:16 PM<br> |
| <b>OFFICIAL RECORDING COVER PAGE</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                        |
| <b>Document Type:</b> MISCELLANEOUS<br><b>Transaction Reference:</b><br><b>Document Reference:</b>                                                                                                                                                                                                                                                                                                                                                         | <b>Transaction #:</b> 96677 - 1 Doc(s)<br><b>Document Page Count:</b> 3<br><b>Operator Id:</b> renee                                                                                                   |
| <b>RETURN TO:</b> ()                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>SUBMITTED BY:</b><br>THE JAMES FIRM<br>, TX                                                                                                                                                         |
| DOCUMENT # : 122394<br>RECORDED DATE: 10/09/2025 02:45:16 PM<br><br>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Brewster County.<br><br><br><br>Sarah Lujan<br>Brewster County Clerk |                                                                                                                                                                                                        |

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**NOTE: If document data differs from cover sheet, document data always controls.**

**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** September 24, 2025

**Source of Lien (Deed of Trust):**

|                                           |                                                                                                                                                                              |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dated:                                    | April 24, 2017                                                                                                                                                               |
| Grantor:                                  | Enedelia Galindo Valdez                                                                                                                                                      |
| Substitute Trustee:                       | Amber James, Substitute Trustee                                                                                                                                              |
| Substitute Trustee's<br>Mailing Address:  | 1610 5 <sup>th</sup> Avenue, Fort Worth, Texas 76104                                                                                                                         |
| Substitute Trustee's<br>Physical Address: | 1610 5 <sup>th</sup> Avenue, Fort Worth, Texas 76104                                                                                                                         |
| Beneficiary:                              | C. Boyd Finch (the "Bank")                                                                                                                                                   |
| Recording Information:                    | Filed as Instrument No. 102889 in Book 0338, Page 0800,<br>of the Deed of Trust Records of Brewster County, Texas, and<br>all survey plats, schedules, and exhibits thereto. |

**Obligations Secured (Promissory Note):**

|                 |                         |
|-----------------|-------------------------|
| Date:           | April 24, 2017          |
| Amount:         | \$35,000.00             |
| Debtor/Obligor: | Enedelia Galindo Valdez |
| Original Payee: | C. Boyd Finch           |
| Holder:         | C. Boyd Finch           |

**Property:** Tract #5 being 10.56 acres in Section Fifty-Seven (57), Block G-12, G.C. & S.F. Ry. Co. Survey, located in Brewster County, Texas according to the plat filed for record on September, 1999, and recorded in Envelope #229, on file in the office of the county clerk of Brewster County, Texas.

**Owner:** Enedelia Galindo Valdez

**Date of Sale of Property:** December 2, 2025

**Earliest Time of  
Sale of Property:** 10:00 a.m. (Central Time)

**Place of Sale of Property:** At the entrance of the Brewster County Courthouse or as designated by the County Commissioners or, if the preceding area is no longer the designated area, then at the area most recently designated by the Brewster County Commissioner's Court.

The Deed of Trust dated April 24, 2017 and recorded Instrument No. 102889 in Book 0338, Page 0800 of the Deed of Trust Records of Brewster County, Texas, and the Texas Property Code grant to C. Boyd Finch a lien against the Property, including attorney's fees and costs established by C. Boyd Finch pursuant to the Deed of Trust.

Enedelia Galindo Valdez has defaulted on the payment of her Promissory Note obligations owing to C. Boyd Finch and the same is now wholly due. C. Boyd Finch is the owner and holder of the Promissory Note which is secured by the Deed of Trust. C. Boyd Finch has, under the Deed of Trust, appointed the Substitute Trustee identified above and has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the indebtedness owed on the Promissory Note.

Therefore, notice is hereby given that on the Date of Sale of Property at the Earliest Time of Sale of Property (or within 3 hours of the Earliest Time of Sale of Property), C. Boyd Finch will sell the Property at the Place of Sale of Property to the highest bidder for cash, except that C. Boyd Finch may credit bid against the indebtedness owing to C. Boyd Finch, subject to all superior liens and encumbrances of record.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee (or Successor Substitute Trustees).

The Property will be sold *AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION*,<sup>1</sup> subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

**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.**

---

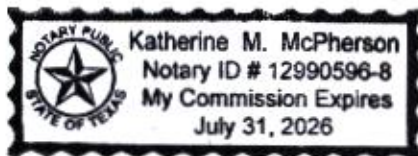
<sup>1</sup> See Texas Property Code § 51.009.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the attorney for the Substitute Trustee or the Beneficiary.

  
\_\_\_\_\_  
Amber James, Substitute Trustee and  
Attorney for C. Boyd Finch

STATE OF TEXAS                   §  
                                             §  
COUNTY OF TARRANT       §

This instrument was acknowledged before me on the 24<sup>th</sup> day of September, 2025, by Amber James, Substitute Trustee.

  
\_\_\_\_\_  
Notary Public, State of Texas