

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date of Notice: 3/5/2024  
Substitute Trustee: Ignacio Lartirigoyen and/or Zac Miller

Substitute Trustees' Addresses: Ignacio Lartirigoyen  
7500 SW 137th Street  
Palmetto Bay, FL 33158

Zac Miller  
1000 East 5th Street, Apt 541  
Austin, TX 78702

Lender: Terra Land Ventures, LLC, a Florida limited liability company  
11816 Inwood Rd PMB 71180  
Dallas, TX 75244

Holder: Terra Land Ventures, LLC, a Florida limited liability company  
11816 Inwood Rd PMB 71180  
Dallas, TX 75244

Note: That certain Real Estate Lien Note dated November 30, 2023, from Ali Ahmad Dandachli and Carolina Salgado Jarquín, as borrower, to Lender, as lender, in the original principal amount of \$126,150

Deed of Trust:

Date: Effective as of November 30, 2023

Grantor: Ali Ahmad Dandachli and Carolina Salgado Jarquín

Lender: Terra Land Ventures, LLC, a Florida limited liability company

Holder: Terra Land Ventures, LLC, a Florida limited liability company

Recording Information: Recorded under instrument 00015910 in Falls County, Texas, filed on February 9th, 2024

Property: BEING A TRACT OR PARCEL OF LAND SITUATED IN FALLS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE JOHN R. COCKRILL SURVEY, ABSTRACT NO. 151, FALLS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO JOCELYN LYNCH, ET AL IN A DEED RECORDED IN VOLUME 125, PG. 532, OFFICIAL PUBLIC RECORDS, FALLS COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS THE "LYNCH TRACT"), SAID 10.010 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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COMMENCING FOR REFERENCE at an iron rod set on the southeast right-of-way line of County Road 362, for the west corner of a tract of land conveyed to Nancy Daskocil in a deed recorded in Volume 281, Page 464, Official Public Records, Falls County, Texas (hereinafter referred to as the "Daskocil Tract"), and the north corner of the Lynch Tract;

THENCE with the northwest line of the Lynch Tract and the southwest right-of-way line of County Road 362, South 57°11'23" West a distance of 1,792.74 feet to an iron rod set being the north corner and POINT OF BEGINNING of herein described tract;

THENCE with the northeast line of this tract, across the Lynch Tract, South 32°12'27" East a distance of 1,459.50 feet to an iron rod set on the southeast line of the Lynch Tract and the northwest line of a tract of land conveyed to Harold L. Flentge Estate in a deed recorded in Volume 299, Page 314, Official Public Records, Falls County, Texas (hereinafter referred to as the "Flentge Tract"), for the east corner of this tract;

THENCE with the southeast line of this tract, being the southeast line of the Lynch Tract and the northwest line of the Flentge Tract, South 57°11'13" West a distance of 298.77 feet to an iron rod set for the south corner of this tract;

THENCE with the southwest line of this tract, across the Lynch Tract, North 32°12'27" West a distance of 1,459.51 feet to an iron rod found on the southeast right-of-way line of County Road 362 and the northwest line of the Lynch Tract, being the west corner of this tract;

THENCE with the northwest line of this tract, being the northwest line of the Lynch Tract and the southeast right-of-way line of County Road 362, North 57°11'23" East a distance of 298.77 feet to the POINT OF BEGINNING, containing 10.010 acres of land, more or less.

County: Falls County, Texas

Date of Sale (first Tuesday of the month): 4/2/2024

Time of Sale: The sale will begin at 10:00 AM or not later than 3 hours after that time.

Place of Sale: Falls County, Texas at the following location: SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE

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SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Ignacio Lartirigoyen and/or Zac Miller (each, individually, a "Substitute Trustee") have each been appointed by Holder as a Substitute Trustee under the Deed of Trust. Holder has instructed them as Substitute Trustees or as an individual Substitute Trustee, whichever the case may be, to offer the Property for sale toward satisfaction of said Note.

Notice is given that on the Date of Sale, a Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the mortgagor(s) to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations or warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 of the Texas Property Code. 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.

Signatures on the following page.

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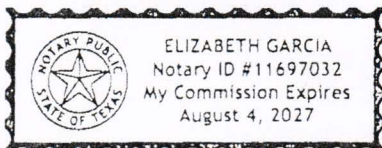
Zac Miller

Ignacio Lartirigoyen and/or Zac Miller,  
Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF Texas §  
COUNTY OF Falls §

This instrument was acknowledged before me on this 6<sup>th</sup> day of March, 2024, by Ignacio Lartirigoyen, Substitute Trustee, in such capacity.



Elizabeth Garcia  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER FILING RETURN TO:**

Terra Land Ventures, LLC  
7500 SW 137th Street  
Palmetto Bay, FL 33158

STATE OF TEXAS COUNTY OF FALLS  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
in Official Public Records of Falls County  
Falls County Mar 06, 2024 at 01:12P

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