

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Mauricio Chavarria of 586 Ranchitos Rd., Eagle Pass, TX 78852, and duly Volume 1589, Page 298, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially 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, March 5, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 97, Block 2, CHULA VISTA SUBDIVISION, Unit 5,  
Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

**FILED**  
**AT 11:00 O'CLOCK A M**

**FEB 05 2019**

**SARA MONTEMAYOR**  
County Clerk Maverick County, Texas

By *[Signature]* Deputy

of the note is now the sum of \$21,536.18 plus interest from May 15, 2017. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$21,536.18 plus interest from September 15, 2017.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 29 day of Jan, 2019.



ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Jose Paz Hernandez, Jr. and Guadalupe Adriana Hernandez of P O Box 7131, Eagle Pass, TX 78853, and duly Volume 579, Page 206, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially 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, March 5, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of one o'clock a.m. and four o'clock p.m. of that day, but not earlier than One o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot I, CHULA VISTA SUBDIVISION, UNIT 2, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$15,776.61 plus interest from May

**FILED**  
**AT 11:00 O'CLOCK A M**

**FEB 0 5 2019**

**SARA MONTEMAYOR**  
County Clerk Maverick County, Texas  
By *[Signature]* Deputy

15, 2015. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$15,776.61 plus interest from May 15, 2015.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 29<sup>th</sup> day of Jan, 2019.

  
ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Jeanette Arredondo of P O Box 7544, Eagle Pass, TX 78852, and duly Volume 1563, Page 193, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially 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, March 5, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 2, Block D2, CHULA VISTA HEIGHTS, Unit 7,  
Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED  
AT 11:00 O'CLOCK A M

FEB 05 2019

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By *[Signature]* Deputy

of the note is now the sum of \$24,356.72 plus interest from August 16, 2018. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$24,356.72 plus interest from August 16, 2018.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 29<sup>th</sup> day of Jan, 2019.

  
ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Maria Teresa Hernandez of P. O. Box 6845, Eagle Pass, TX 78852, and duly Volume 896, Page 479, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially 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, March 5, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than One o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 17, Block H, CHULA VISTA HEIGHTS, Unit 3,  
Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED  
AT 11:00 O'CLOCK A M

FEB 05 2019

SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By S. Suber Deputy

of the note is now the sum of \$16,631.53 plus interest from March 15, 2018. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$16,631.53 plus interest from March 15, 2018.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 29<sup>th</sup> day of January, 2019.



ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Diego Leonardo Neira Hernandez and Martha Elizabeth De Leon of P O Box 1946, Eagle Pass, TX 78853, and duly Volume 1597, Page 129, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially 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, March 5, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 1, Block B, CHULA VISTA HEIGHTS, UNIT 3,  
Maverick County, Texas.

The debt has been accelerated, and the entire unpaid

FILED  
AT 11:00 O'CLOCK AM

FEB 05 2019

SARA MONTEMAYOR  
County Clerk Maverick County, Texas

By Sara Montemayor Deputy  
Sara Montemayor

balance of the note is now due and payable. The present balance of the note is now the sum of \$29,704.042 plus interest from February 22, 2018. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$29,704.04 plus interest from February 22, 2018.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 29 day of Jan, 2019.

  
ALBERT W. VAN CLEAVE, FII  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Martin Casares, Jr. of 155 View Dr., Eagle Pass, TX 78852, and duly Volume 1501, Page 56, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially 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, March 5, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 1, Block J, CHULA VISTA HEIGHTS, UNIT 2,  
Maverick County, Texas

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED  
AT 11:00 O'CLOCK AM

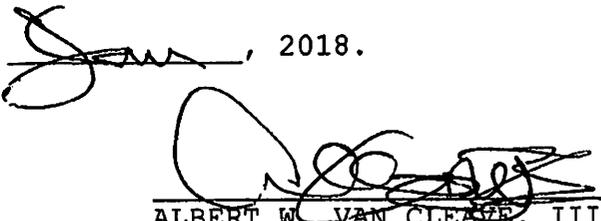
FEB 05 2019

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By [Signature] Deputy

of the note is now the sum of \$24,367.12 plus interest from March 15, 2017. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$24,367.12 plus interest from March 15, 2017.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 20 day of Jan, 2018.

  
ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201

Tel (210) 341-6588



of the note is now the sum of \$19,888.671 plus interest from August 16, 2018. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$19,888.67 plus interest from August 16, 2018.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 29 day of Jan, 2019.

  
ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201  
  
Tel (210) 341-6588

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

THE STATE OF TEXAS                   §  
  §           KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF MAVERICK               §

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.

1.       **PROPERTY TO BE SOLD:**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 3, BLOCK 1, BORDER HOUSING SUBDIVISION, UNIT 1, AS SHOWN ON THE PLAT OF SAID UNIT 1 WHICH IS OF RECORD IN ENVELOPE 194, SLIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS. MUNICIPALLY KNOWN AS 105 COSTA RICA, EAGLE PASS, MAVERICK COUNTY, TEXAS 78852.

(hereinafter the "Property")

2.       **INSTRUMENT TO BE FORECLOSED:**

That certain Deed of Trust dated September 25, 2008 and filed of record with the county clerk of Maverick County, Texas recorded as Document No. 151380, Volume 1119, Page 310, in the Official Public Records of Maverick County, Texas, (the "Deed of Trust"), as renewed, extended and modified.

3.       **DATE, TIME AND PLACE OF SALE:**

**Date:** Tuesday, March 5, 2019

**Time:** The sale will begin no earlier than 10:00 o'clock a.m. or no later than three (3) hours thereafter. The sale will be completed by no

FILED  
AT 2:20 O'CLOCK P.M.

FEB 08 2019

SARA MONTENAYOR  
County Clerk Maverick County, Texas  
By *Sara Montenyador* Deputy

later than 4:00 p.m.

**Place:** at the front steps of the Maverick County Courthouse, Eagle Pass, Maverick County, Texas or such other place as may be designated by the County Commissioner's Court for foreclosure sales.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The re-posting or re-filing may be after the date originally scheduled for this sale.

**4. TERMS OF SALE:**

The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the

sale will necessarily be made subject to 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 including any unpaid *ad valorem* taxes. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only a part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property shall be sold "**AS IS**" and "**WHERE IS**" with no representations or warranties, either expressed or implied, except as to the warranties of title, if any, provided for under the Deed of Trust. The sale expressly excludes any warranty of merchantability or fitness for a particular use. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

**The Property will be sold subject to any unpaid *ad valorem* taxes and any other prior liens. Any purchaser is urged to determine the unpaid balance, if any, of the *ad valorem* taxes, owing on the Property.**

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any substitute trustee.

**5. TYPE OF SALE:**

The sale is a non-judicial Deed of Trust lien and foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Ponciano Castillo and Maria E. Castillo.

**6. OBLIGATION SECURED:**

The Deed of Trust provides that it secures the payment of the indebtedness and all obligations described therein, including, but not limited to (a) the Promissory Note in the original principal amount of \$58,500.00 executed by Ponciano Castillo and Maria E. Castillo and payable to Border Housing, LLC, and (b) all renewals and extensions of the note (the "Obligations"). Border Housing, LLC is the current holder of the Obligations by virtue of its direct ownership or capacity as servicer and is the named beneficiary under the Deed of Trust.

**Questions concerning the sale may be directed to the undersigned, Leslie M. Luttrell in writing at 100 NE Loop 410, Suite 615, San Antonio, Texas 78216 or via telephone at 210.426.3600.**

**7. DEFAULT AND REQUEST TO ACT:**

Default has occurred under the Deed of Trust and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

WITNESS MY HAND this 7<sup>th</sup> day of February, 2019.

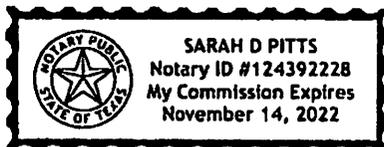


Leslie M. Luttrell  
Substitute Trustee

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Leslie M. Luttrell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7<sup>th</sup> day of February, 2019.

  
Notary Public, State of Texas

My commission expires: \_\_\_\_\_

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Calvin Speer, Melody Speer, Wendy Speer  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX08000067-18-1

APN 14397

TO No 180497361-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 23, 2009, JESUS G PIEDRA, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of JONI BAQUERIZO as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERICAN SOUTHWEST MORTGAGE CORP., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$75,509.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on July 24, 2009 as Document No. 155300 in Book 1177, on Page 146 and that said Deed of Trust was modified by Modification Agreement and recorded April 21, 2017 as Instrument Number 196942 in Book 1641, on Page 108 in Maverick County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 14397

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Calvin Speer, Melody Speer, Wendy Speer or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Lakeview Loan Servicing, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

FILED  
AT 10:40 O'CLOCK *A* M

FEB 11 2019

SARA MONTEMAYOR  
County Clerk Mayerick County, Texas  
By *S. Garcia* Deputy



4684151

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 5, 2019 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Maverick County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the steps at the front of the Maverick County Courthouse on Quarry Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 11 day of February 2019.

  
By: Calvin Speer, Melody Speer, Wendy Speer  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.servicelinkasap.com](http://www.servicelinkasap.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLinkASAP AT 800-683-2468**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000067-18-1

APN 14397

TO No 180497361-TX-RWI

**EXHIBIT "A"**

LOT FIFTY-FOUR (54) OF THE PAISANO HEIGHTS SUBDIVISION, AN UNRECORDED PLAT, IN MAVERICK COUNTY, TEXAS, WHICH LOT CONSISTS OF 0.411 ACRE IN SURVEY 28, ABSTRACT 80, W. CLARY, ORIGINAL GRANTEE, AND IS DESCRIBED BY METES AND BOUNDS SET OUT IN WARRANTY DEED TO ELIAS DIAZ AND WIFE, OLGA DIAZ DATED JUNE 22, 1995, RECORDED IN VOLUME 482, PAGE 430, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS