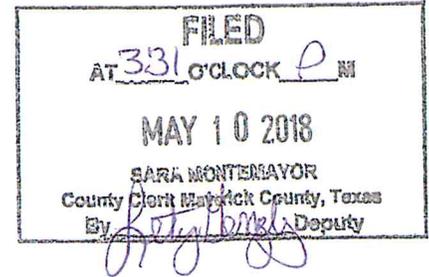


Notice of Foreclosure Sale

Tuesday, June 5, 2018



Deed of Trust:

Dated: August 25, 2014

Grantor: JOE A. GOMEZ and wife, GUISELLE GOMEZ

Trustee: JONATHAN P. FRIDAY

Substitute Trustee: CARLOS J. KLUTTS
P.O. Box 5729
Austin, Travis County, Texas 78763

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 183722 in Book 1484, Page 438, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 159, A 20.002 ACRE TRACT OUT OF SURVEY NO. 51, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.002 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, and being a part of Survey No. 51, A-657, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded as Document No. 161705 in Book 1252, Page 368 of the Official Public Records of Maverick County, Texas; said 20.002 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by JOE A. GOMEZ and wife, GUISELLE GOMEZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 2018

- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.
- Place:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852, or any such place so designated by the Maverick County Commissioners for the place for such sales
- Terms:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Substitute Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.



CARLOS J. KLUTTS, Substitute Trustee

EXHIBIT "A"
Page 1 of 2

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 159, A 20.002 ACRE TRACT OUT OF SURVEY NO. 51, BLOCK 6, I&G.N. R.R CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.002 acre tract or parcel of land out of and being a part of the Survey No. 51, A-657, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 3714.107 acre and 1531.030 acre tracts, a 5/8 inch iron rod found at a fence corner of a 75 foot strip containing 30.905 acres, from which a 1/2 inch iron rod found at a fence corner at the southeast corner of the 75 foot strip bears, S 69 deg. 32 min. 40 sec. E, 80.05 feet.

THENCE with the north line of US Highway No. 277 and south line of the 3714.107 acre and 1531.030 acre tracts, N 69 deg. 32 min. 40 sec. W, 4421.59 feet to a 5/8 inch iron rod set where same intersects the center of Suncatcher Way, a 60 foot access easement.

THENCE with the center of Suncatcher Way, N 20 deg. 27 min. 20 sec. E, 4449.11 feet to a 5/8 inch iron rod set where same intersects the center of Sunnyside Trail, another 60 foot access easement.

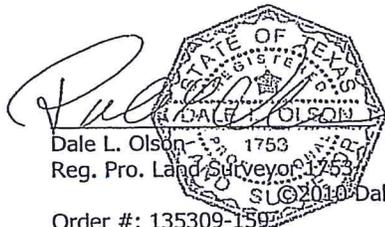
THENCE with the center of Sunnyside Trail, S 61 deg. 08 min. 40 sec. E, 2266.19 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the northwest corner of this tract, from which a 5/8 inch iron rod set for reference in the south line of said easement bears S 16 deg. 51 min. 00 sec. W, 30.67 feet.

THENCE continuing with the center of Sunnyside Trail, S 61 deg. 08 min. 40 sec. E, 435.59 feet to a 5/8 inch iron rod set in the center of a 60 foot radius cul-de-sac, for the northeast corner of this tract, from which a 5/8 inch iron rod set for reference in the cul-de-sac bears S 13 deg. 47 min. 39 sec. W, 60.00 feet.

THENCE S 13 deg. 47 min. 39 sec. W, 1838.07 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

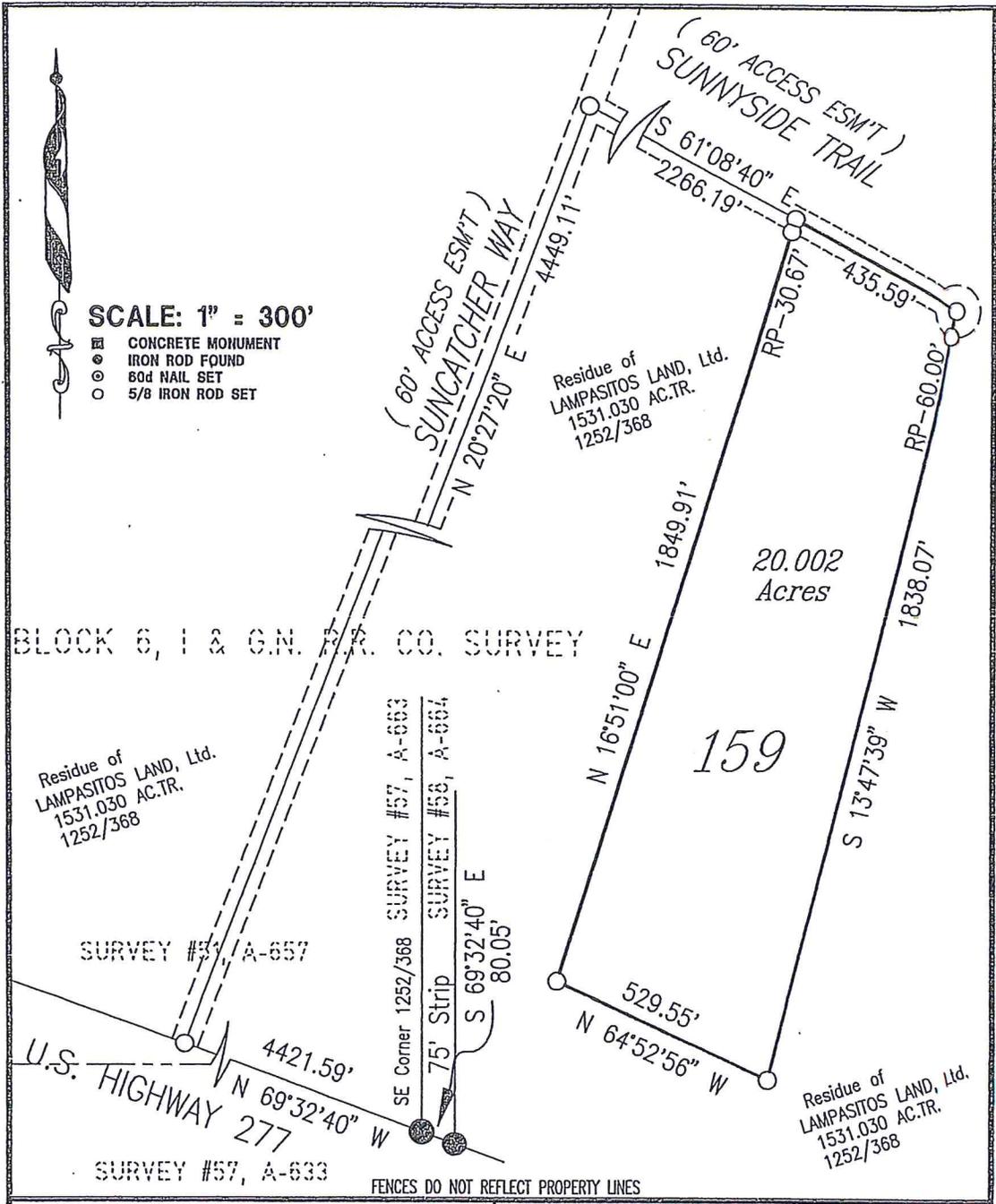
THENCE N 64 deg. 52 min. 56 sec. W, 529.55 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 16 deg. 51 min. 00 sec. E, 1849.91 feet to the POINT OF BEGINNING, containing 20.002 acres of land.



OR Michael D. Olson
Reg. Pro. Land Surveyor 5386
Date Created: 08/30/10

Order #: 135309-1597



SCALE: 1" = 300'

- CONCRETE MONUMENT
- IRON ROD FOUND
- 60d NAIL SET
- 5/8 IRON ROD SET

BLOCK 6, I & G.N. R.R. CO. SURVEY

Residue of LAMPASITOS LAND, Ltd. 1531.030 AC.TR. 1252/368

SURVEY #51, A-657

U.S. HIGHWAY 277
N 69°32'40" W
4421.59'

SURVEY #57, A-633

SE Corner 1252/368 SURVEY #57, A-633
75' Strip SURVEY #58, A-654
S 69°32'40" E 80.05'

FENCES DO NOT REFLECT PROPERTY LINES

The undersigned does hereby certify that the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described herein, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown herein, and that said property has frontage on a dedicated road way, except as shown herein.



DALE L. OLSON
REG. NO. 1753
DALE L. OLSON SURVEYING COMPANY
DATE: 08/30/10

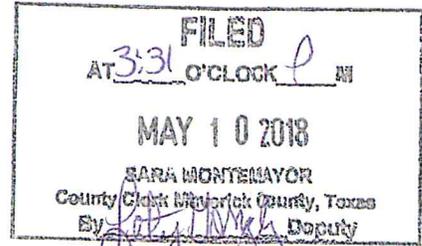
DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of Tract 159, a 20.002 Acre Tract in
BLOCK 6, I&GN RR Co. SURVEY #51,
A-657, in MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES
DRAFTSMAN:	K. Coates	
DATE:	30 AUG 10	DISK-FILE 308-1-159 ORDER 135309-159 PLAT FILE -4-

Notice of Foreclosure Sale

Tuesday, June 5, 2018



Deed of Trust:

Dated: April 28, 2015

Grantor: ANTONIO B. TOLEDO, DANIEL B. TOLEDO, JUAN E. TOLEDO, and JESSICA TOLEDO

Trustee: JONATHAN P. FRIDAY

Substitute Trustee: CARLOS J. KLUTTS
P.O. Box 5729
Austin, Travis County, Texas 78763

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 186457 in Book 1516, Page 196, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 172, A 20.015 ACRE TRACT OUT OF SURVEYS NO. 27 AND 51, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.015 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, and being a part of Survey No. 27, A-633, and Survey No. 51, A-657, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded as Document No. 161705 in Book 1252, Page 368 of the Official Public Records of Maverick County, Texas; said 20.015 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by ANTONIO B. TOLEDO, DANIEL B. TOLEDO, JUAN E. TOLEDO, and JESSICA TOLEDO ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 2018

- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.
- Place:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852, or any such place so designated by the Maverick County Commissioners for the place for such sales
- Terms:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Substitute Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.



CARLOS J. KLUTTS, Substitute Trustee

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 172, A 20.015 ACRE TRACT OUT OF SURVEYS NO. 27 AND NO. 51, BLOCK 6, I&G.N. R.R CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.015 acre tract or parcel of land out of and being a part of the Survey No. 27, A-633, and No. 51, A-657, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 3714.107 acre and 1531.030 acre tracts, a 5/8 inch iron rod found at a fence corner of a 75 foot strip containing 30.905 acres, from which a 1/2 inch iron rod found at a fence corner at the southeast corner of the 75 foot strip bears, S 69 deg. 32 min. 40 sec. E, 80.05 feet.

THENCE with the north line of US Highway No. 277 and south line of the 3714.107 acre and 1531.030 acre tracts, N 69 deg. 32 min. 40 sec. W, 4421.59 feet to a 5/8 inch iron rod set where same intersects the center of Suncatcher Way, a 60 foot access easement.

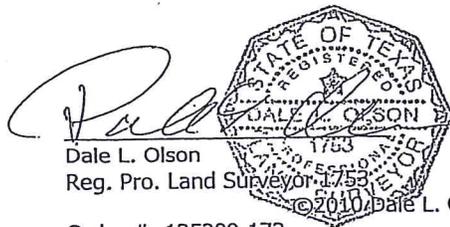
THENCE with the center of Suncatcher Way, N 20 deg. 27 min. 20 sec. E, 5163.20 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod set in the east line of said easement bears N 89 deg. 59 min. 49 sec. E, 32.02 feet.

THENCE continuing with the center of Suncatcher Way, N 20 deg. 27 min. 20 sec. E, 571.09 feet to a 5/8 inch iron rod set at angle; N 00 deg. 00 min. 00 sec. W, 974.36 feet to a 5/8 inch iron rod set where same intersects the center of Sunbeam Ridge Road, another 60 foot access easement, for the northwest corner of this tract.

THENCE with the center of Sunbeam Ridge Road, N 84 deg. 40 min. 34 sec. E, 535.76 feet to a 5/8 inch iron rod set for the northeast corner of this tract, from which a 5/8 inch iron rod set for reference in the south line of said easement bears S 00 deg. 00 min. 00 sec. E, 30.13 feet.

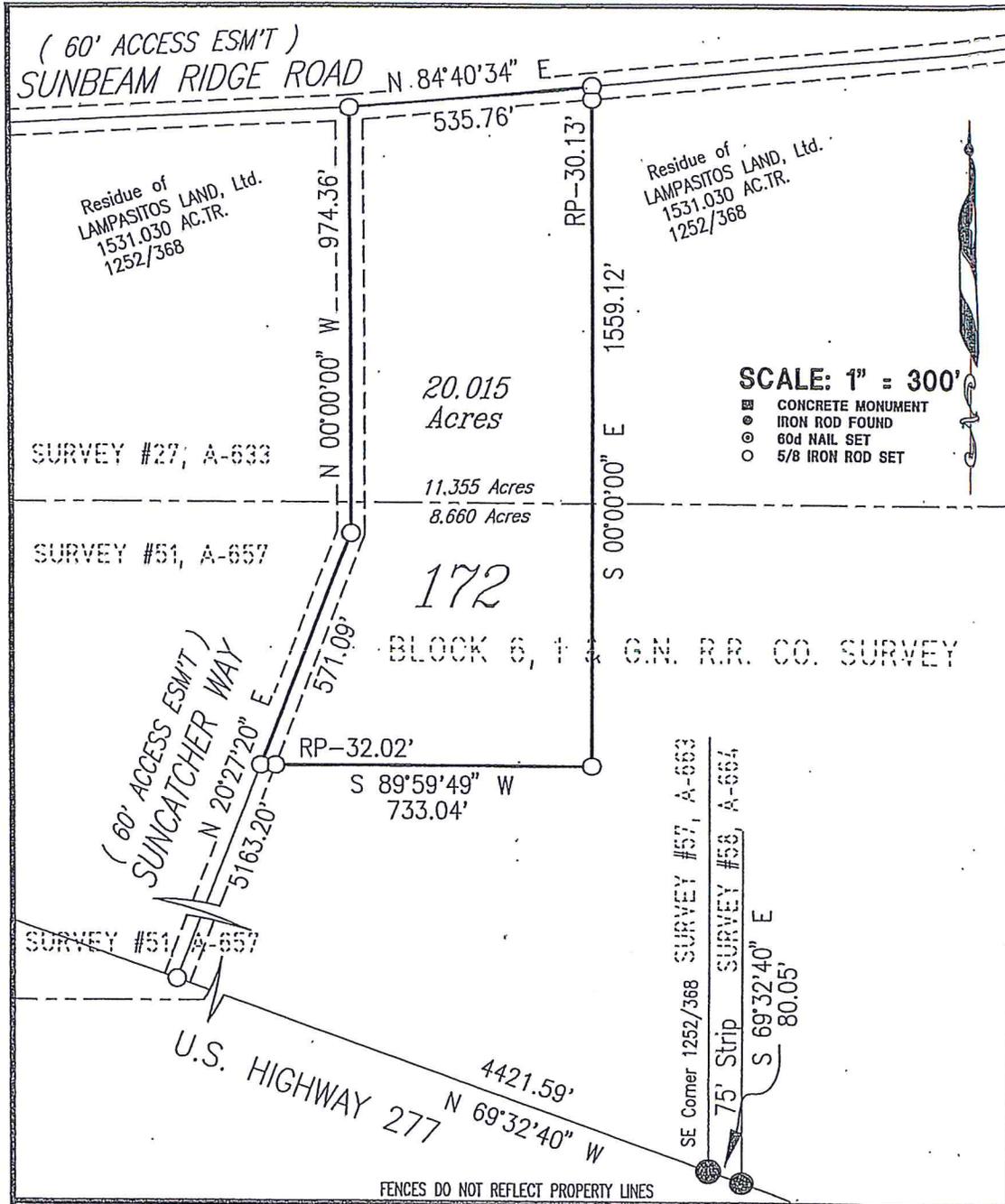
THENCE S 00 deg. 00 min. 00 sec. E, 1559.12 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE S 89 deg. 59 min. 49 sec. W, 733.04 feet to the POINT OF BEGINNING, containing 20.015 acres of land of which approx. 8.660 acres are in Survey No. 51, and approx. 11.355 acres are in Survey No. 27.



OR
Michael D. Olson
Reg. Pro. Land Surveyor 5386
Date Created: 08/30/10

Order #: 135309-172



The undersigned does hereby certify to, the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.



DALE L. OLSON
 REG. NO. 1753
 DALE L. OLSON SURVEYING COMPANY
 DATE: 08/30/10

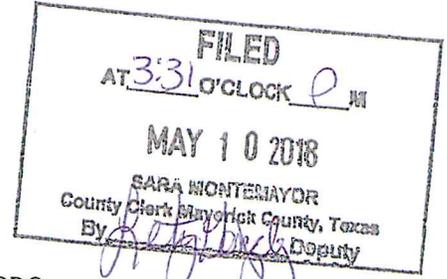
DALE L. OLSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
 of Tract 172, a 20.015 Acre Tract
 in BLOCK 6, 1&GN RR Co. SURVEYS,
 #51, A-627, and #57, A-633,
 in MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES		
DRAFTSMAN:	K. Cochrans	DISK-FILE	308-1_172	ORDER 135309-172
DATE:	30 AUG 10	PLAN FILE	-0-	

Notice of Foreclosure Sale

Tuesday, June 5, 2018



Deed of Trust:

Dated: January 22, 2015

Grantor: DEL TORO TRANSPORT and ROBERTO DEL TORO

Trustee: JONATHAN P. FRIDAY

Substitute Trustee: CARLOS J. KLUTTS
P.O. Box 5729
Austin, Travis County, Texas 78763

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 184891 in Book 1498, Page 1, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 173, A 20.024 ACRE TRACT OUT OF SURVEY NO. 51, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.024 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, and being a part of Survey No. 51, A-657, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded as Document No. 161705 in Book 1252, Page 368 of the Official Public Records of Maverick County, Texas; said 20.024 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$69,000.00, executed by DEL TORO TRANSPORT and ROBERTO DEL TORO ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 2018

- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.
- Place:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852, or any such place so designated by the Maverick County Commissioners for the place for such sales
- Terms:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Substitute Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.



CARLOS J. KLUTTS, Substitute Trustee

EXHIBIT "A"

Page 1 of 2

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 173, A 20.024 ACRE TRACT OUT OF SURVEY NO. 51, BLOCK 6, I&G.N. R.R CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.024 acre tract or parcel of land out of and being a part of the Survey No. 51, A-657, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 3714.107 acre and 1531.030 acre tracts, a 5/8 inch iron rod found at a fence corner of a 75 foot strip containing 30.905 acres, from which a 1/2 inch iron rod found at a fence corner at the southeast corner of the 75 foot strip bears, S 69 deg. 32 min. 40 sec. E, 80.05 feet.

THENCE with the north line of US Highway No. 277 and south line of the 3714.107 acre and 1531.030 acre tracts, N 69 deg. 32 min. 40 sec. W, 4421.59 feet to a 5/8 inch iron rod set where same intersects the center of Suncatcher Way, a 60 foot access easement.

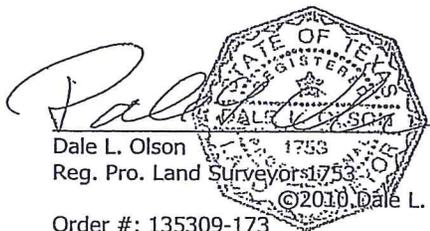
THENCE with the center of Suncatcher Way, N 20 deg. 27 min. 20 sec. E, 1084.39 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod set in the west line of said easement bears N 69 deg. 32 min. 40 sec. W, 30.00 feet.

THENCE N 69 deg. 32 min. 40 sec. W, 882.95 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 20 deg. 27 min. 03 sec. E, 987.89 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 69 deg. 32 min. 40 sec. E, 882.95 feet to a 5/8 inch iron rod set in the center of Suncatcher Way, the said 60 foot access easement, for the northeast corner of this tract, from which a 5/8 inch iron rod set in the west line of said easement bears N 69 deg. 32 min. 40 sec. W, 30.00 feet.

THENCE with the center of Suncatcher Way, S 20 deg. 27 min. 20 sec. W, 987.87 feet to the POINT OF BEGINNING, containing 20.024 acres of land.



Dale L. Olson

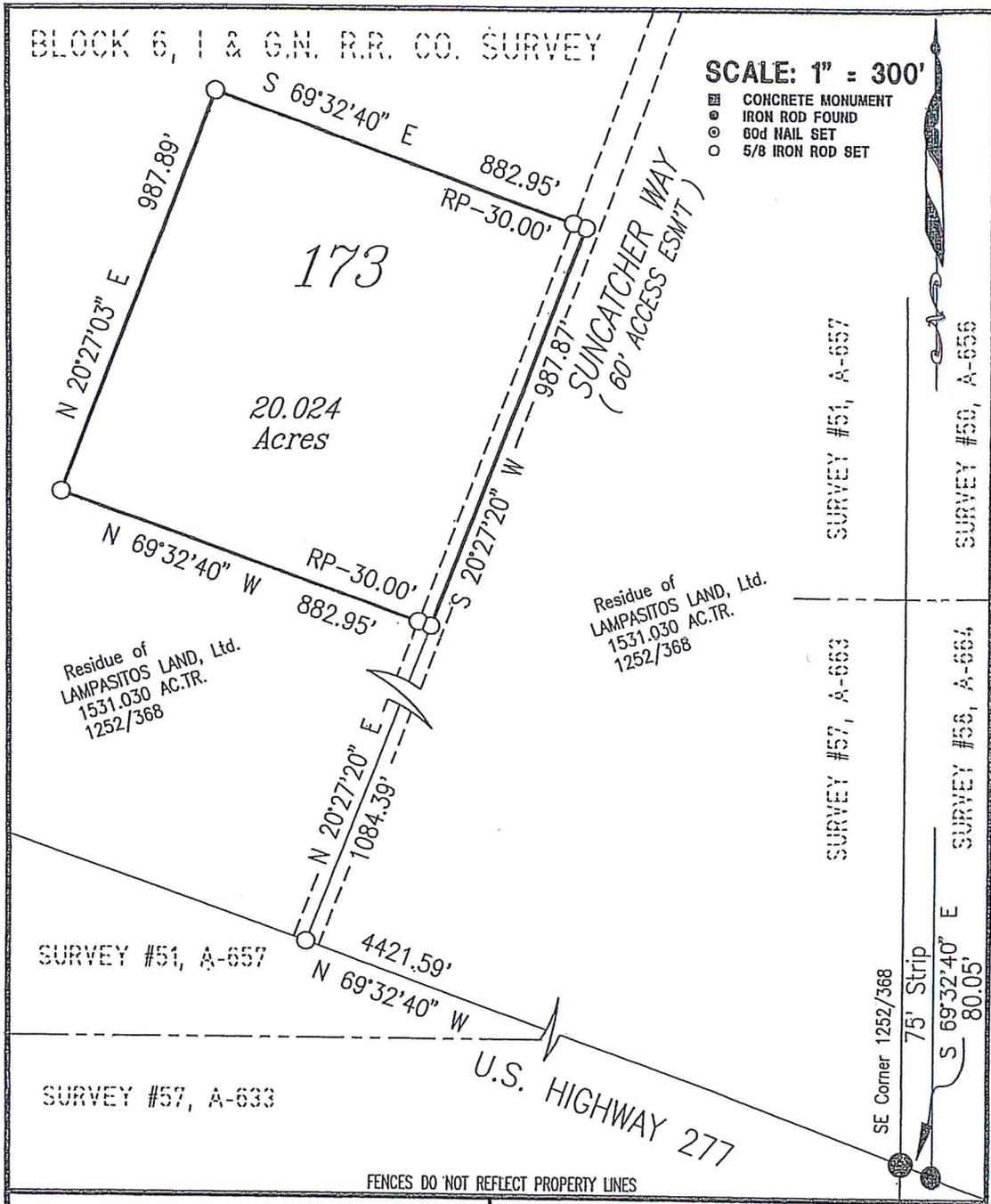
Reg. Pro. Land Surveyor 1753

Order #: 135309-173

OR Michael D. Olson

Reg. Pro. Land Surveyor 5386

Date Created: 08/30/10



SCALE: 1" = 300'

- CONCRETE MONUMENT
- IRON ROD FOUND
- ⊙ 60d NAIL SET
- 5/8 IRON ROD SET

Residue of
LAMPASITOS LAND, Ltd.
1531.030 AC.TR.
1252/368

Residue of
LAMPASITOS LAND, Ltd.
1531.030 AC.TR.
1252/368

SURVEY #51, A-657

SURVEY #57, A-633

SURVEY #51, A-657

SURVEY #57, A-633

SURVEY #50, A-656

SURVEY #56, A-664

U.S. HIGHWAY 277

SE Corner 1252/368

75' Strip

S 69°32'40" E
80.05'

FENCES DO NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

Dale L. Olson

DALE L. OLSON
REG. NO. 0753
DALE L. OLSON SURVEYING COMPANY
DATE 08/30/10

MICHAEL D. OLSON
REG. NO. 5388

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of Tract 173, a 20.024 Acre Tract in
BLOCK 6, I&GN RR Co. SURVEY #51,
A-657, in MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES
DRAFTSMAN:	K. Coopers	
DATE:	30 AUG 10	
DISK-FILE	308-1.173	ORDER / 135309-173
PLAT FILE		-0-

Notice of Foreclosure Sale

Tuesday, June 5, 2018

Deed of Trust:

Dated: February 5, 2015
Grantor: HECTOR S. BARBA and JULIAN DIAZ
Trustee: JONATHAN P. FRIDAY
Substitute Trustee: CARLOS J. KLUTTS
P.O. Box 5729
Austin, Travis County, Texas 78763

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 185540 in Book 1506, Page 48, of the Official Public Records of Maverick County, Texas

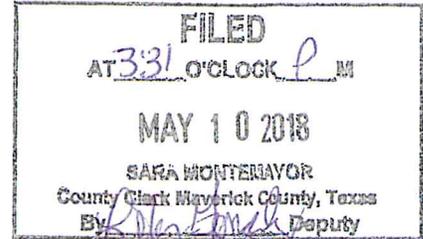
Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 186, A 20.027 ACRE TRACT OUT OF SURVEYS NO. 51 AND 52, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.027 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, and being a part of Survey No. 51, A-657, and Survey No. 52, A-658, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded as Document No. 161705 in Book 1252, Page 368 of the Official Public Records of Maverick County, Texas; said 20.027 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by HECTOR S. BARBA and JULIAN DIAZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 2018



- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.
- Place:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852, or any such place so designated by the Maverick County Commissioners for the place for such sales
- Terms:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Substitute Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.



CARLOS J. KLUTTS, Substitute Trustee

EXHIBIT "A"

Page 1 of 2

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 186, A 20.027 ACRE TRACT OUT OF SURVEYS NO. 51 AND 52, BLOCK 6, I&G.N. R.R CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.027 acre tract or parcel of land out of and being a part of Survey No. 51, A-657, and Survey No. 52, A-658, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51; A-657, Survey No. 52, A-658, and Survey No. 57, A-663 Block 6, I&GN RR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southwest corner of the said 1531.030 acre tract, a 5/8 inch iron rod found in the north line of US Highway No. 277 and south line of the 3714.107 acre tract, the southeast corner of that certain 1531.049 acre tract described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., recorded in Vol. 1222, Page 173, Maverick County Deed Records.

THENCE with the west line of the 1531.030 acre tract common with the east line of the 1531.049 acre tract, N 20 deg. 27 min. 20 sec. E, 4070.19 feet to a 5/8 inch iron rod found where same intersects the center of Sunbeam Ridge Road, a 60 foot access easement.

THENCE with the center of Sunbeam Ridge Road, N 83 deg. 26 min. 33 sec. E, 2656.60 feet to a 5/8 inch iron rod set where same intersects the center of Sunbird Run, another 60 foot access easement.

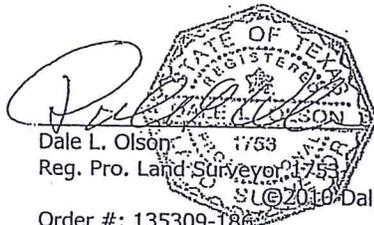
THENCE with the center of Sunbird Run, S 19 deg. 18 min. 50 sec. W, 1316.78 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the northwest corner of this tract, from which a 5/8 inch iron rod set in the east line of said easement bears S 70 deg. 41 min. 10 sec. E, 30.00 feet.

THENCE S 70 deg. 41 min. 10 sec. E, 1731.07 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 19 deg. 18 min. 59 sec. W, 503.96 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 70 deg. 41 min. 10 sec. W, 1731.08 feet to a 5/8 inch iron rod set in the center of Sunbird Run, for the southwest corner of this tract, from which a 5/8 inch iron rod set for reference in the east line of said easement bears S 70 deg. 41 min. 10 sec. E, 30.00 feet.

THENCE with the center of Sunbird Run, N 19 deg. 18 min. 50 sec. E, 503.96 feet to the POINT OF BEGINNING, containing 20.027 acres of land of which approx. 12.187 acres are in Survey No. 51, and approx. 7.840 acres are in Survey No. 52.

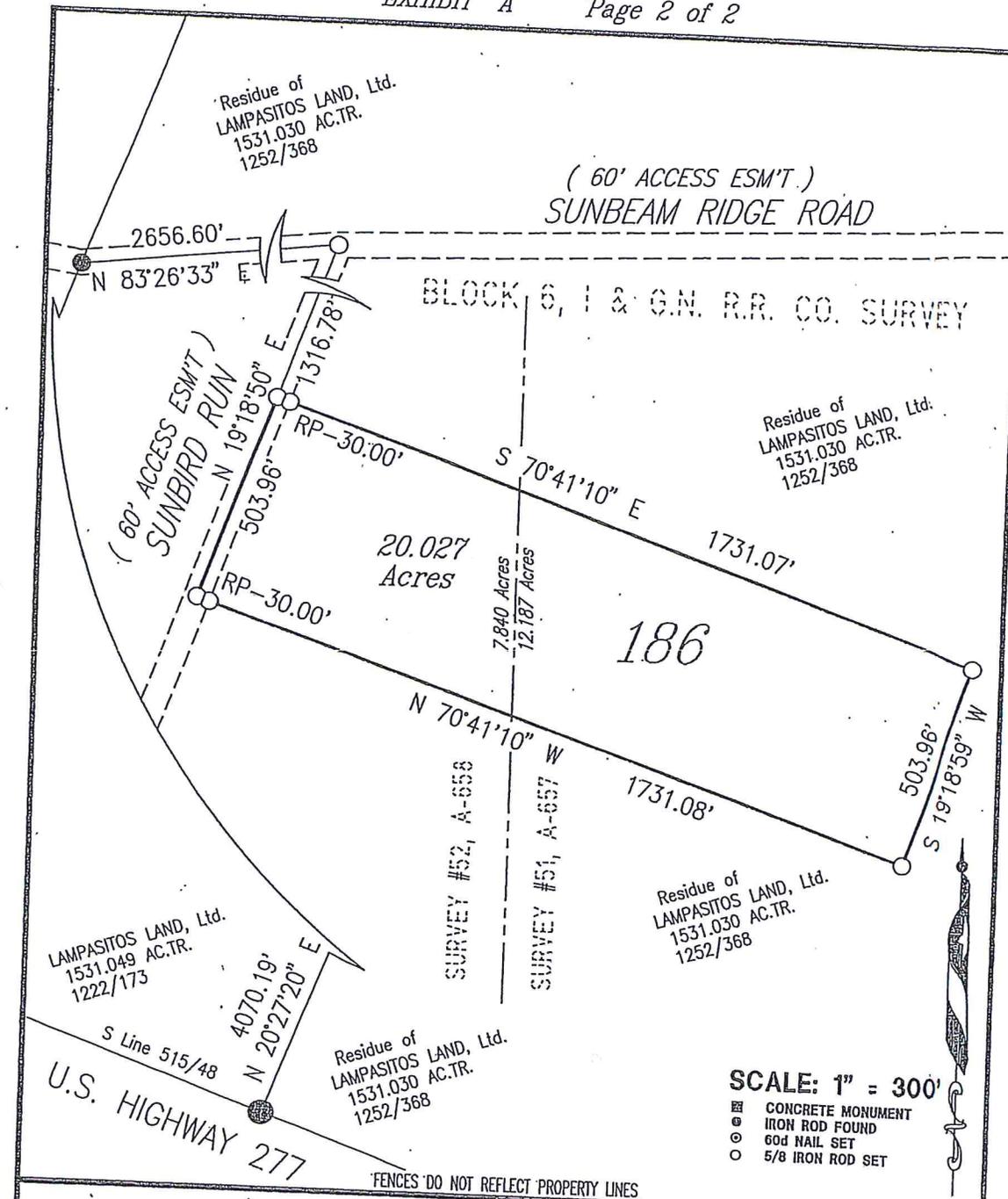


Dale L. Olson
Reg. Pro. Land Surveyor 5386

OR Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 135309-186 Dale L. Olson Surveying Co.

Date Created: 08/30/10



The undersigned does hereby certify for the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

Dale L. Olson



DALE L. OLSON
REG. NO. 1753
DALE L. OLSON SURVEYING COMPANY
DATE: 08/30/10

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

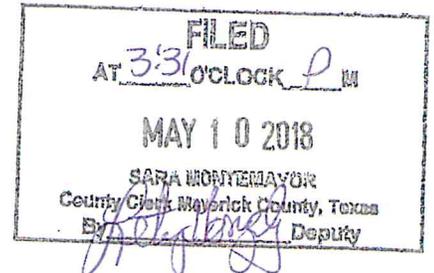
SURVEY PLAT
of Tract 186, a .20.027 Acre Tract
in BLOCK 6, I&GN RR Co. SURVEYS,
#51, A-657, and #52, A-658,
in MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES
DRAFTSMAN:	K. Coehrs	
DATE:	30 AUG 10	

DSK-FILE 308-1,186 ORDER 135309-186 PLOT FILE -6-

Notice of Foreclosure Sale

Tuesday, June 5, 2018



Deed of Trust:

Dated: January 6, 2015

Grantor: GLORIA VARGAS and ANTONIO GONZALEZ

Trustee: JONATHAN P. FRIDAY

Substitute Trustee: CARLOS J. KLUTTS
P.O. Box 5729
Austin, Travis County, Texas 78763

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 184621 in Book 1495, Page 1, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 195, A 20.106 ACRE TRACT OUT OF SURVEY NO. 26 BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.106 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, and being a part of Survey No. 26, A-632, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded as Document No. 161705 in Book 1252, Page 368 of the Official Public Records of Maverick County, Texas; said 20.106 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by GLORIA VARGAS and ANTONIO GONZALEZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 2018

- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.
- Place:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852, or any such place so designated by the Maverick County Commissioners for the place for such sales
- Terms:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Substitute Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.



CARLOS J. KLUTTS, Substitute Trustee

EXHIBIT "A"

Page 1 of 2

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 195, A 20.106 ACRE TRACT OUT OF SURVEY NO. 26, BLOCK 6, I&G.N. R.R CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.106 acre tract or parcel of land out of and being a part of the Survey No. 26, A-632, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1222, Page 173, Maverick County Deed Records. Said 1531.049 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of US Highway No. 277 and south line of the 3714.107 acre tract.

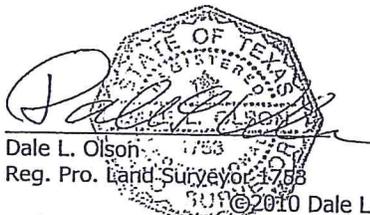
THENCE with the east line of the 1531.049 acre tract, N 20 deg. 27 min. 20 sec. E, 4070.19 feet to a 5/8 inch iron rod found where same intersects the center of Sunbeam Ridge Road, a 60 foot access easement, for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod set for reference bears N 10 deg. 58 min. 41 sec. E, 31.46 feet.

THENCE with the center of Sunbeam Ridge Road, N 80 deg. 42 min. 12 sec. W, 489.07 feet to a 5/8 inch iron rod found for the southwest corner of this tract, from which a 5/8 inch iron rod found for reference bears N 09 deg. 17 min. 48 sec. E, 30.00 feet.

THENCE N 09 deg. 17 min. 48 sec. E, 1600.78 feet to a 5/8 inch iron rod found in the north line of the 1531.049 acre tract, for the northwest corner of this tract.

THENCE with the north line of the 1531.049 acre tract, N 78 deg. 27 min. 25 sec. E, 580.07 feet to a 5/8 inch iron rod set for the northeast corner of this tract, from which a 5/8 inch iron rod found for the northeast corner of the 1531.049 acre tract bears N 78 deg. 27 min. 25 sec. E, 351.03 feet.

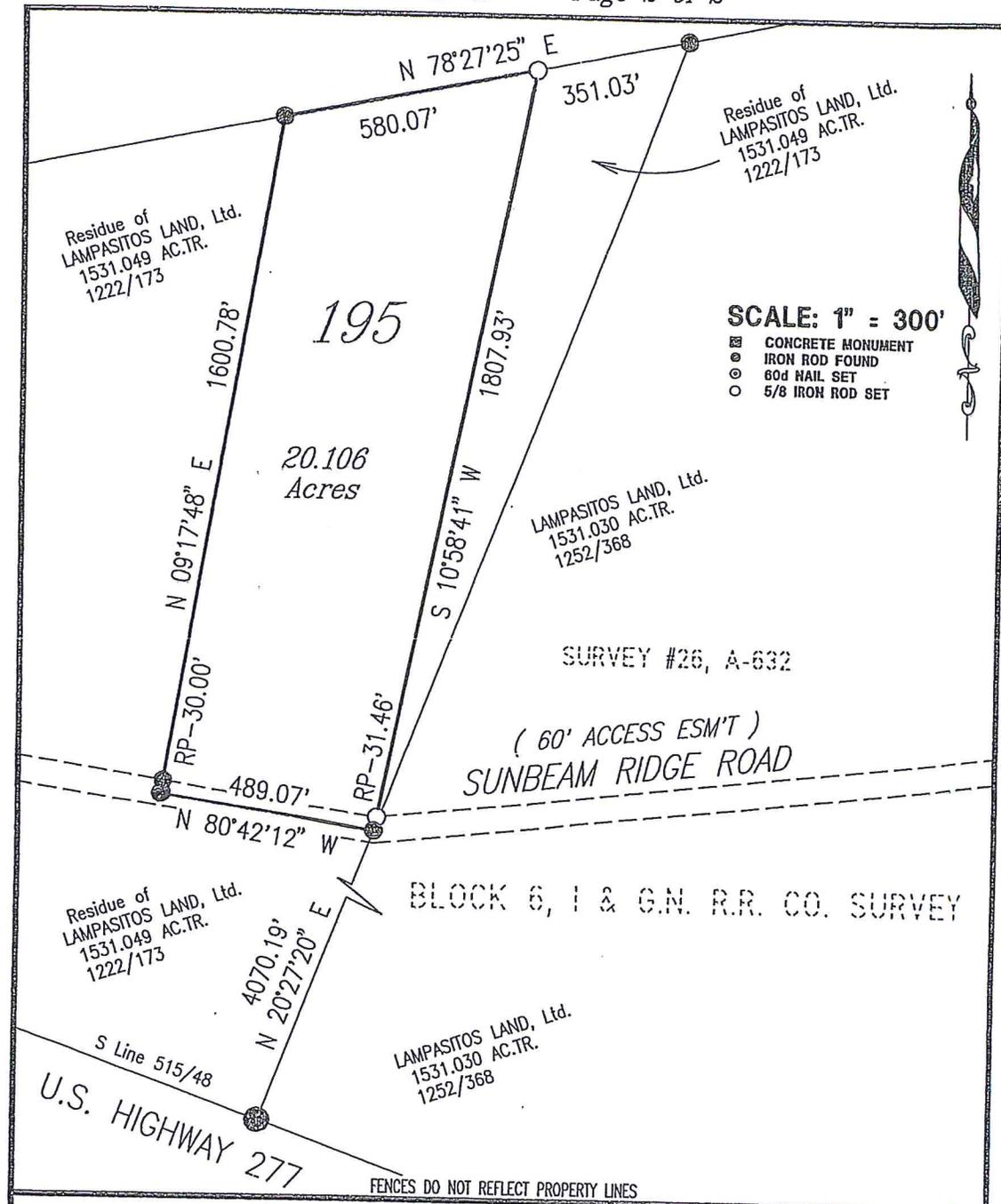
THENCE S 10 deg. 58 min. 41 sec. W, 1807.93 feet to the POINT OF BEGINNING, containing 20.106 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 5386

OR
Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 135309-195

Date Created: 08/30/10



SCALE: 1" = 300'

- ☒ CONCRETE MONUMENT
- ⊙ IRON ROD FOUND
- ⊙ 60d NAIL SET
- 5/8 IRON ROD SET

The undersigned does hereby certify for the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

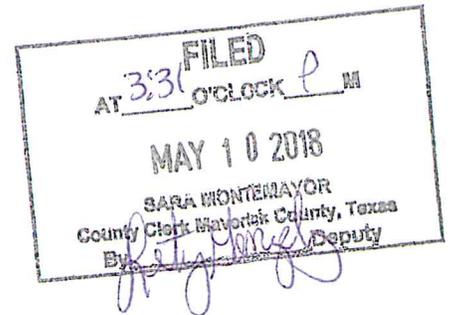
SURVEY PLAT
of Tract 195, a 20.016 Acre Tract in
BLOCK 6, I&GN RR Co. SURVEY #26,
A-632, in MAVERICK COUNTY, TEXAS.

Dale L. Olson
DALE L. OLSON
REG. NO. 5386
DALE L. OLSON SURVEYING COMPANY
DATE: 08/30/10

SCALE:	1" = 300.00'
DRAFTSMAN:	K. Coehrs
DATE:	30 AUG 10
DISK-FILE:	308-L_195
ORDER:	135309-195
PLAT FILE:	-0-

Notice of Foreclosure Sale

Tuesday, June 5, 2018



Deed of Trust:

- Dated:** February 1, 2016
- Grantor:** ROCIO ELENA KANCHEFF SANCHEZ, JOSEFINA BANDA DE KANCHEFF and NANCY L. KANCHEFF BANDA
- Trustee:** CARLOS J. KLUTTS
P.O. Box 5729
Austin, Travis County, Texas 78763
- Lender:** LAMPASITOS LAND LTD., a Texas limited partnership
- Recorded in:** Document No. 190918 in Book 1569, Page 147, of the Official Public Records of Maverick County, Texas
- Property:** THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 199, A 20.038 ACRE TRACT OUT OF SURVEY NO. 26, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.
- BEING a 20.038 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, and being a part of Survey No. 26, A-632, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded as Document No. 161705 in Book 1252, Page 368 of the Official Public Records of Maverick County, Texas; said 20.038 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.
- Secures:** Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by ROCIO ELENA KANCHEFF SANCHEZ, JOSEFINA BANDA DE KANCHEFF and NANCY L. KANCHEFF BANDA ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 2018

- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.
- Place:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852, or any such place so designated by the Maverick County Commissioners for the place for such sales
- Terms:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

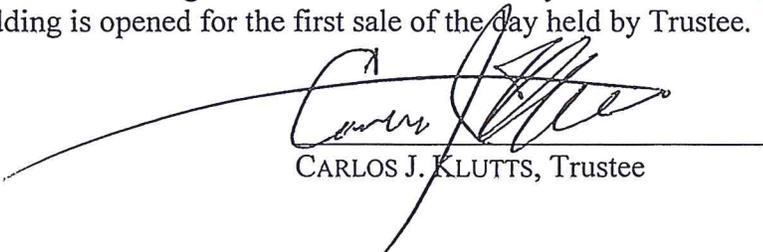
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Trustee.



CARLOS J. KLUTTS, Trustee

EXHIBIT "A"

Page 1 of 2

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 199, A 20.038 ACRE TRACT OUT OF SURVEY NO. 26, BLOCK 6, I&G.N. R.R CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.038 acre tract or parcel of land out of and being a part of the Survey No. 26, A-632, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southwest corner of the said 1531.030 acre tract, a 5/8 inch iron rod found in the north line of US Highway No. 277 and south line of the 3714.107 acre tract, the southeast corner of that certain 1531.049 acre tract described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., recorded in Vol. 1222, Page 173, Maverick County Deed Records.

THENCE with the west line of the 1531.030 acre tract common with the east line of the 1531.049 acre tract, N 20 deg. 27 min. 20 sec. E, 4070.19 feet to a 5/8 inch iron rod found where same intersects the center of Sunbeam Ridge Road, a 60 foot access easement.

THENCE with the center of Sunbeam Ridge Road, N 83 deg. 26 min. 33 sec. E, 1590.50 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod set for reference in the north line of said road bears, N 04 deg. 04 min. 54 sec. E, 30.52 feet..

THENCE N 04 deg. 04 min. 54 sec. E, 1808.92 feet to a 5/8 inch iron rod set in the north line of the 1531.030 acre and 3714.107 acre tracts, for the northwest corner of this tract.

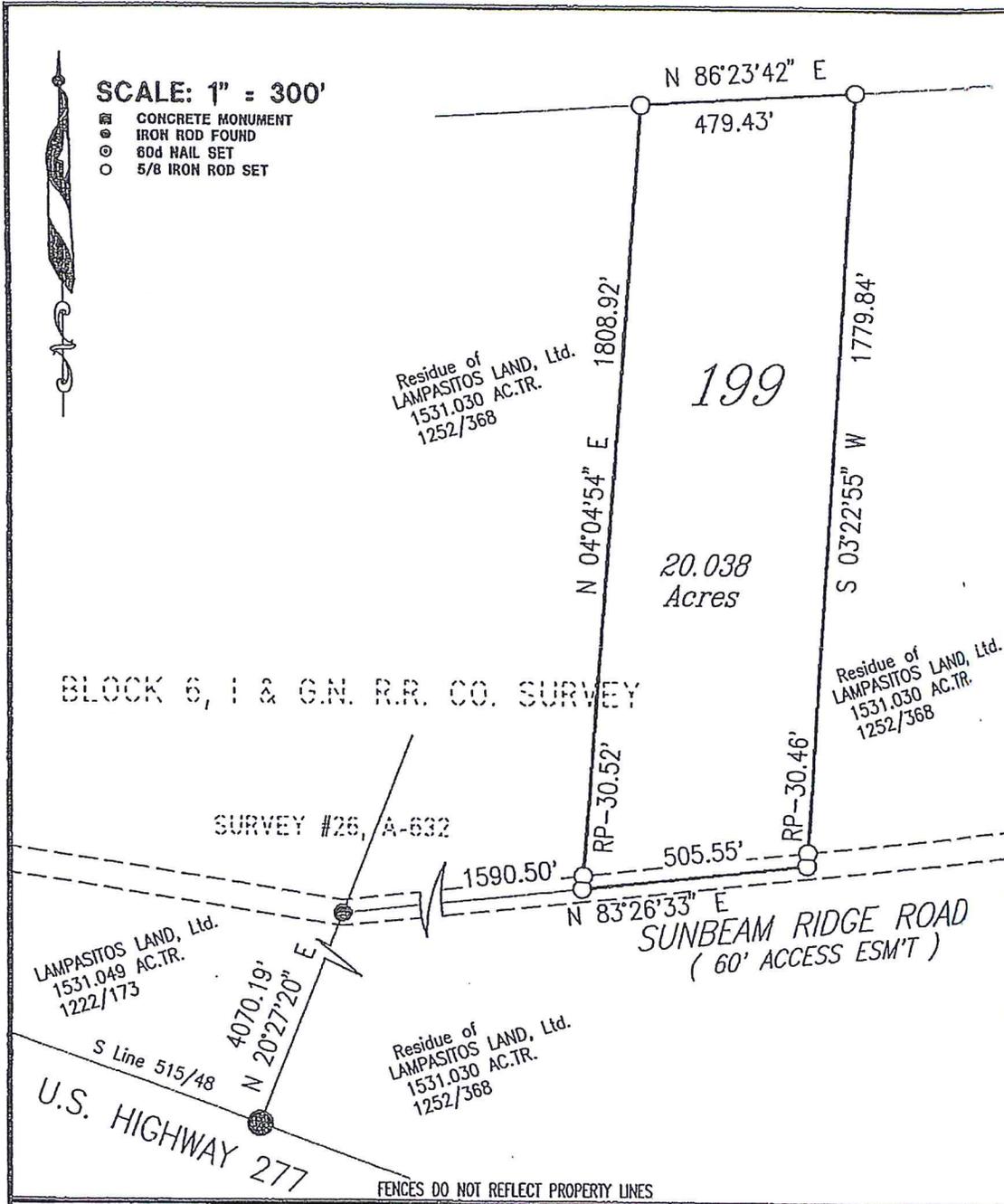
THENCE with the north line of the 1531.030 acre and 3714.107 acre tracts, N 86 deg. 23 min. 42 sec. E, 479.43 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 03 deg. 22 min. 55 sec. W, 1779.84 feet to a 5/8 inch iron rod set in the center of Sunbeam Ridge Road, for the southeast corner of this tract, from which a 5/8 inch iron rod set for reference in the north line of said road bears N 03 deg. 22 min. 55 sec. E, 30.46 feet.

THENCE with the center of Sunbeam Ridge Road, S 83 deg. 26 min. 33 sec. W, 505.55 feet to the POINT OF BEGINNING, containing 20.038 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 1753
©2010 Dale L. Olson Surveying Co.
Order #: 135309-199

OR
Michael D. Olson
Reg. Pro. Land Surveyor 5386
Date Created: 08/30/10



The undersigned does hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described herein, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

DALE L. OLSON
REG. NO. 1753
DALE L. OLSON SURVEYING COMPANY
DATE: 08/30/10

MICHAEL D. OLSON
REG. NO. 5308

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

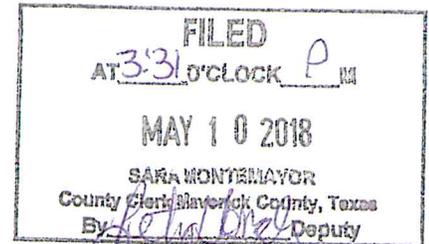
SURVEY PLAT
of Tract 199, a 20.038 Acre Tract in
BLOCK 6, I&GN RR Co. SURVEY #26,
A-632, in MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES
DRAFTSMAN:	K. Coates	
DATE:	30 AUG 10	

DCR-FILE 308-1,199 ORDER 133309-199 PLAT FILE #

Notice of Foreclosure Sale

Tuesday, June 5, 2018



Deed of Trust:

Dated: February 6, 2014

Grantor: JORGE ANTONIO ROBLES

Trustee: JONATHAN P. FRIDAY

Substitute Trustee: CARLOS J. KLUTTS
P.O. Box 5729
Austin, Travis County, Texas 78763

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 180111 in Book 1444, Page 414, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 205, A 20.044 ACRE TRACT OUT OF SURVEY NO. 27, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.044 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, and being a part of Survey No. 27, A-633, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded as Document No. 161705 in Book 1252, Page 368 of the Official Public Records of Maverick County, Texas; said 20.044 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by JORGE ANTONIO ROBLES ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 5, 2018

- Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.
- Place:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852, or any such place so designated by the Maverick County Commissioners for the place for such sales
- Terms:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Substitute Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.


CARLOS J. KLUTTS, Substitute Trustee

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 205, A 20.044 ACRE TRACT OUT OF SURVEY NO. 27, BLOCK 6, I&G.N. R.R CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.044 acre tract or parcel of land out of and being a part of the Survey No. 27, A-633, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southwest corner of the said 1531.030 acre tract, a 5/8 inch iron rod found in the north line of US Highway No. 277 and south line of the 3714.107 acre tract, the southeast corner of that certain 1531.049 acre tract described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., recorded in Vol. 1222, Page 173, Maverick County Deed Records.

THENCE with the west line of the 1531.030 acre tract common with the east line of the 1531.049 acre tract, N 20 deg. 27 min. 20 sec. E, 4070.19 feet to a 5/8 inch iron rod found where same intersects the center of Sunbeam Ridge Road, a 60 foot access easement.

THENCE with the center of Sunbeam Ridge Road, N 83 deg. 26 min. 33 sec. E, 2656.60 feet to a 5/8 inch iron rod set where same intersects the center of Sunbird Run, another 60 foot access easement.

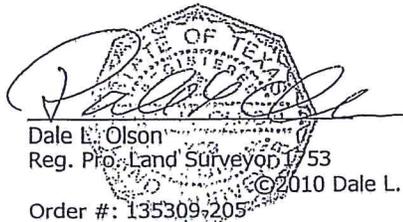
THENCE continuing with the center of Sunbeam Ridge Road, N 87 deg. 20 min. 41 sec. E, 2302.67 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod set for reference in the north line of said easement bears N 00 deg. 00 min. 00 sec. W, 30.03 feet.

THENCE N 00 deg. 00 min. 00 sec. W, 1306.00 feet to a 5/8 inch iron rod set in the north line of the said 1531.030 acre and 3714.107 acre tracts, for the northwest corner of this tract.

THENCE with the north line of the 1531.030 acre and 3714.107 acre tracts, S 82 deg. 22 min. 03 sec. E, 264.58 feet to a 1/2 inch iron rod found at a fence angle corner; N 82 deg. 42 min. 11 sec. E, 424.20 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

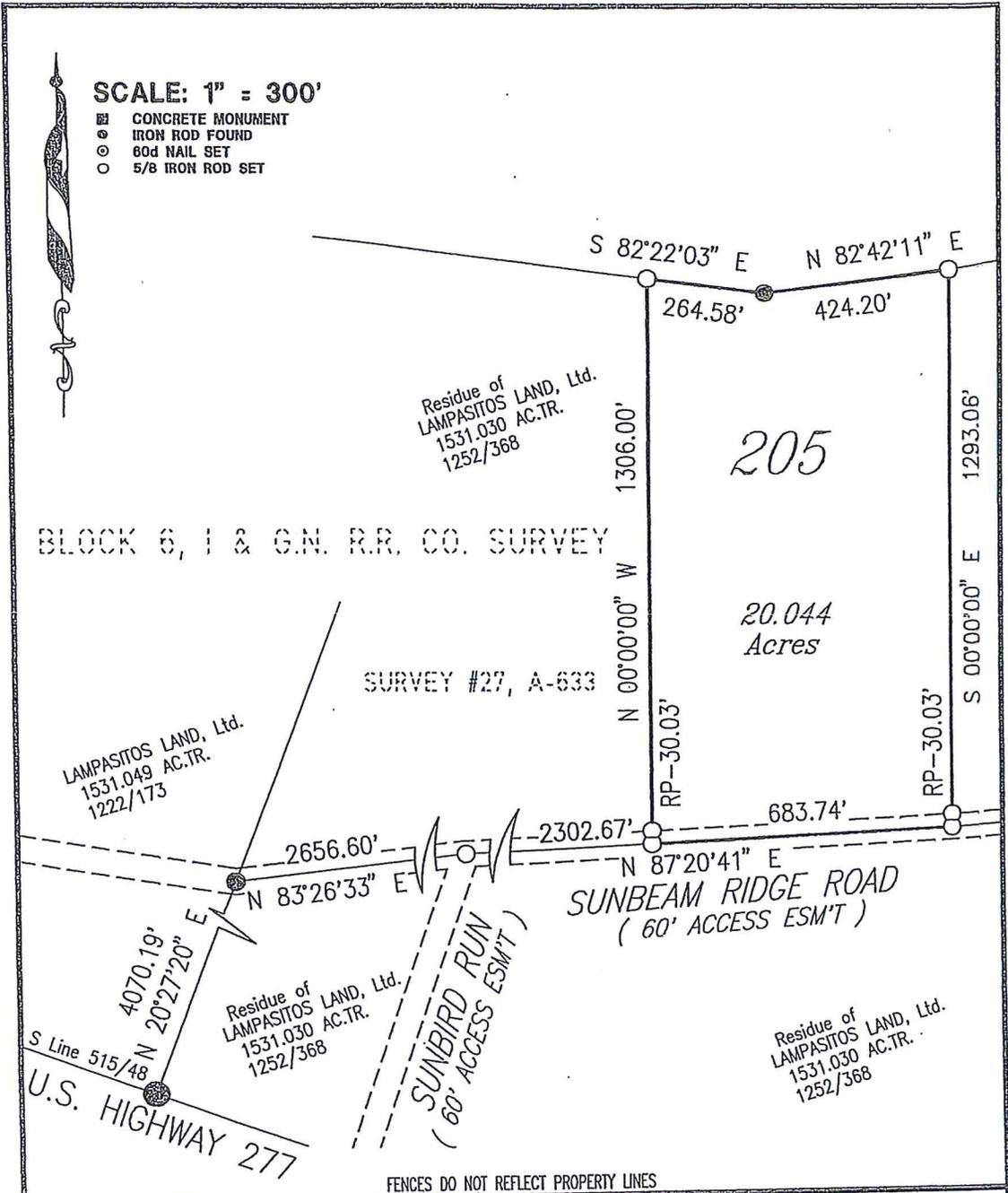
THENCE S 00 deg. 00 min. 00 sec. E, 1293.06 feet to a 5/8 inch iron rod set in the center of Sunbeam Ridge Road, the before mentioned 60 foot access easement, for the southeast corner of this tract, from which a 5/8 inch iron rod set for reference in the north line of said road bears N 00 deg. 00 min. 00 sec. W, 30.03 feet.

THENCE with the center of Sunbeam Ridge Road, S 87 deg. 20 min. 41 sec. W, 683.74 feet to the POINT OF BEGINNING, containing 20.044 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 5386
© 2010 Dale L. Olson Surveying Co.
Order #: 135309-205

OR
Michael D. Olson
Reg. Pro. Land Surveyor 5386
Date Created: 08/30/10



The undersigned does hereby certify for the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property hereby described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

[Signature]

DALE L. OLSON
REG. NO. 1151
DALE L. OLSON SURVEYING COMPANY
DATE: 08/30/10

MICHAEL P. OLSON
REG. NO. 5386
REGIONAL SURVEYING COMPANY

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of Tract 205, a 20.044 Acre Tract in
BLOCK 6, I&GN RR Co. SURVEY #27,
A-633, in MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES	
DRAFTSMAN:	K. Cochrans	DISK-FILE	308-L-205
DATE:	30 AUG 10	ORDER	135309-205
		PLAT FILE	-4-