

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: June 3, 2016

Grantor: SANTOS VARGAS, JR.

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. 192454 in Book 1587, Page 63, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 85, A 20.497 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71 AND SURVEY NO. 24, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.497 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the Serena Goodrich Survey No. 71, and Survey No. 24, Block 6, I & GN RR Co. Survey, A-630, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 20.497 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 SANTOS VARGAS, JR. ("Borrower") and payable to the order of Lender

FILED
AT 1:50 O'CLOCK P.M.

APR 17 2019

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

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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

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. 85, A 20.497 ACRE TRACT OUT THE SERENA GOODRICH SURVEY NO. 71 AND SURVEY NO. 24, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.497 acre tract or parcel of land out of and being a part of the Serena Goodrich Survey No. 71 and Survey No. 24, Block 6, I & GN RR Co. Survey, A-630, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 5134.21 feet to a concrete right of way marker found at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 2963.57 feet; whose long chord bears N 72 deg. 38 min. 18 sec. W, 316.45 feet; 316.60 feet along the arc to a concrete right of way marker found at end of said curve.

THENCE continuing with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, N 75 deg. 42 min. 37 sec. W, 3209.56 feet to a 5/8 inch iron rod set where same intersects the center of a 60 foot access easement.

THENCE with the center of said 60 foot access easement, N 14 deg. 17 min. 23 sec. E, 2294.69 feet to a 5/8 inch iron rod set; N 14 deg. 17 min. 18 sec. E, 1480.06 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

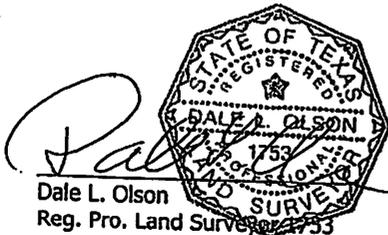
THENCE with the center of the last mentioned 60 foot access easement, N 75 deg. 42 min. 45 sec. W, 1715.50 feet to a 5/8 inch iron rod set for angle; N 69 deg. 32 min. 37 sec. W, 1249.89 feet to a 60d nail set for the POINT OF BEGINNING, the northeast corner of this tract, from which a 5/8 inch iron rod set for reference bears S 20 deg. 27 min. 21 sec. W, 30.00 feet.

THENCE S 20 deg. 27 min. 21 sec. W, 1479.99 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 69 deg. 32 min. 37 sec. W, 611.46 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 21 deg. 05 min. 22 sec. E, 1840.08 feet to a 60d nail set in the center of the last mentioned 60 foot access easement for the northwest corner of this tract, from which a 5/8 inch iron rod set for reference bears S 21 deg. 05 min. 22 sec. W, 30.00 feet.

THENCE with the center of said easement S 69 deg. 32 min. 37 sec. E, 595.09 feet to the POINT OF BEGINNING, containing 20.497 acres of land of which approx. 9.512 acres are in Survey No. 71 and approx. 10.985 acres are in Survey No. 24.



Dale L. Olson
Reg. Pro. Land Surveyor 5386

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

©2010 Dale L. Olson Surveying Co.

Order #: 135309-85

Date Created: 03/01/10

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: February 6, 2017

Grantor: IVAN AARON GARZA and NORMA PATRICA AVALOS

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. 195706 in Book 1626, Page 37, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 80, A 21.517 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 21.517 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 21.517 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 IVAN AARON GARZA and NORMA PATRICA AVALOS ("Borrower") and payable to the order of Lender

FILED
AT 1:50 O'CLOCK P.M.

APR 17 2019

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

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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.

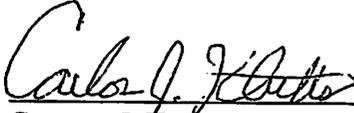
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on 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

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. 80, A 21.517 ACRE TRACT OUT THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 21.517 acre tract or parcel of land out of and being a part of the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 5134.21 feet to a concrete right of way marker found at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 2963.57 feet; whose long chord bears N 72 deg. 38 min. 18 sec. W, 316.45 feet; 316.60 feet along the arc to a concrete right of way marker found at end of said curve.

THENCE continuing with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, N 75 deg. 42 min. 37 sec. W, 3209.56 feet to a 5/8 inch iron rod set where same intersects the center of a 60 foot access easement.

THENCE with the center of said 60 foot access easement, N 14 deg. 17 min. 23 sec. E, 2294.69 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract from which a 5/8 inch iron rod set for reference bears N 75 deg. 42 min. 36 sec. W, 30.00 feet.

THENCE N 75 deg. 42 min. 36 sec. W, 633.28 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 14 deg. 17 min. 20 sec. E, 1480.04 feet to a 60d nail set in the center of another 60 foot access easement, from which a 5/8 inch iron rod set for reference bears S 14 deg. 17 min. 20 sec. W, 30.00 feet.

THENCE with the center of the last mentioned 60 foot access easement, S 75 deg. 42 min. 45 sec. E, 633.27 feet to a 5/8 inch iron rod set where same intersects the center of the first mentioned 60 foot access easement, for the northeast corner of this tract, from which a 5/8 inch iron rod set for reference bears S 59 deg. 17 min. 18 sec. W, 42.43 feet.

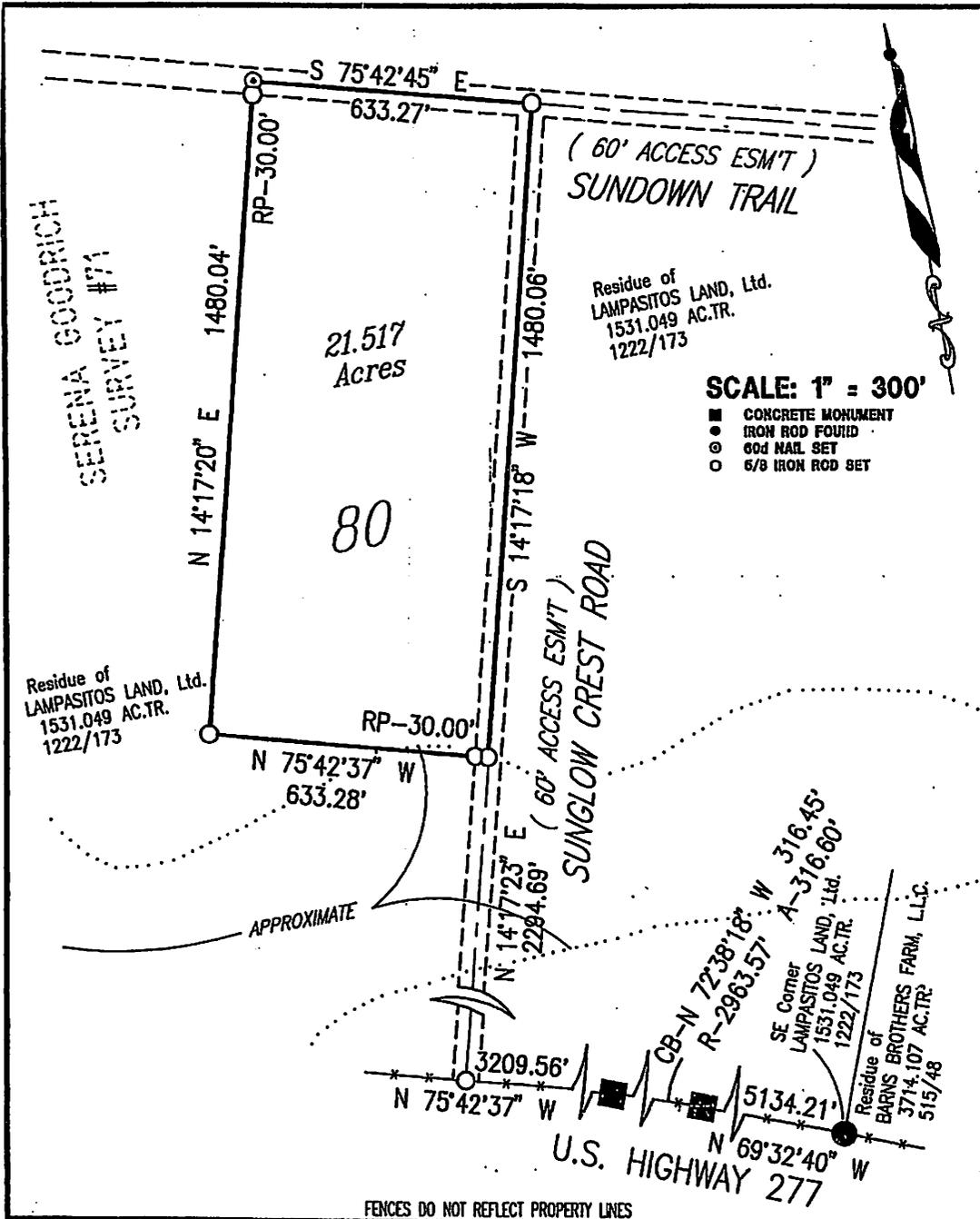
THENCE with the center of the first mentioned 60 foot access easement S 14 deg. 17 min. 18 sec. W, 1480.06 feet to the POINT OF BEGINNING, containing 21.517 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor
1753
228104



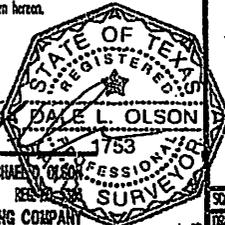
OR Michael D. Olson
Reg. Pro. Land Surveyor 5386
Dale L. Olson Surveying Co.
Date Created: 03/01/10

Order #: 135309-80



The undersigned does hereby certify to the State Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property hereby 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 fringeage on a dedicated road way, except as shown herein.


 DALE L. OLSON
 REG. NO. 9793
 DALE L. OLSON SURVEYING COMPANY
 DATE 03/01/10



DALE L. OLSON

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

SURVEY PLAT

of Tract 80, a 21.517 Acre Tract in
 the SERENA GOODRICH SURVEY #71, and
 BLOCK 6, I. & G.N. RR. Co. SURVEY #25,
 A-631, in MAVERICK COUNTY, TEXAS.

SCALE	1" = 300'	SUNSET RANCH ESTATES
DRAWN BY	E. Olson	
DATE	03/01/10	DISK-FILE 302-L-60 ORDER 135302-00 PLAT FILE -0-

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: July 10, 2017

Grantor: ANA L. ALMAGUER

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. 200132 in Book 1678, Page 90, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 39, A 10.041 ACRE TRACT OUT OF SURVEY NO. 53, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.041 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of Survey No. 53, A-659, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 10.041 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 \$54,000.00, executed by ANA L. ALMAGUER ("Borrower") and payable to the order of Lender

FILED
AT 1:20 O'CLOCK P M

APR 17 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas

Salia Martinez

Foreclosure Sale:

Date: Tuesday, May 7, 2019
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.

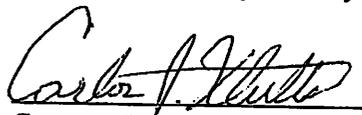
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on 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

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. 39, A 10.041 ACRE TRACT OUT OF SURVEY NO. 53, BLOCK 6, I & G.N. R.R. CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.041 acre tract or parcel of land out of and being a part of Survey No. Survey No. 53, A-659, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 5134.21 feet to a concrete right of way marker found at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 2963.57 feet; whose long chord bears N 70 deg. 34 min. 15 sec. W, 102.72 feet, 102.72 feet along the arc to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with the said curve to the left whose radius is 2963.57 feet; whose long chord bears N 73 deg. 37 min. 53 sec. W, 213.83 feet; 213.88 feet along the arc to a concrete right of way marker found at end of said curve.

THENCE continuing with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, N 75 deg. 42 min. 37 sec. W, 102.69 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 14 deg. 17 min. 23 sec. E, 1268.96 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 85 deg. 32 min. 42 sec. E, 361.77 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 16 deg. 00 min. 18 sec. W, 1339.10 feet to the POINT OF BEGINNING, containing 10.041 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor



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

©2010 Dale L. Olson Surveying Co.

Order #: 135309-39

Date Created: 03/01/10

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: January 22, 2015

Grantor: JOSHUA WADE CALVERT and DIANA I. RAMIREZ

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. 185524 in Book 1505, Page 390, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 68, A 20.525 ACRE TRACT OUT OF SURVEY NO. 52, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.525 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of Survey No. 52, A-658, Block 6, I & GN RR Co., in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 20.525 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 JOSHUA WADE CALVERT and DIANA I. RAMIREZ ("Borrower") and payable to the order of Lender

FILED
AT 1:50 O'CLOCK P.M.

APR 17 2019

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

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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.

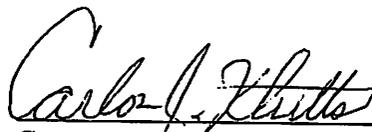
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Substitute Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice 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. 68, A 20.525 ACRE TRACT OUT OF SURVEY 52, BLOCK 6, I & G.N. R.R. CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.525 acre tract or parcel of land out of and being a part of Survey No. 52, A-658, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 U.S. Highway No. 277.

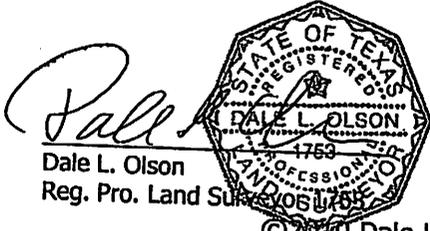
THENCE with the east line of the said 1531.049 acre tract, N 20 deg. 27 min. 20 sec. E, 2463.04 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE N 69 deg. 32 min. 40 sec. W, 1098.16 feet to a 60d nail set in the center of a 60 foot access easement, from which a 5/8 inch iron rod set for reference bears S 69 deg. 32 min. 40 sec. E, 30.00 feet.

THENCE with the center of said 60 foot access easement, N 09 deg. 16 min. 19 sec. E, 664.87 feet to a 60d nail set for the northwest corner of this tract, from which a 5/8 inch iron rod set for reference bears S 79 deg. 45 min. 56 sec. E, 30.00 feet.

THENCE S 79 deg. 45 min. 56 sec. E, 1246.90 feet to a 5/8 inch iron rod set in the east line of the 1531.049 acre tract, for the northeast corner of this tract.

THENCE with the east line of the said 1531.049 acre tract, S 20 deg. 27 min. 20 sec. W, 873.50 feet to the POINT OF BEGINNING, containing 20.525 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor

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

Order #: 135309-68

©2010 Dale L. Olson Surveying Co.
Date Created: 03/01/10

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: April 12, 2012

Grantor: CARLOS CIPRIANO and NELY AZUCENA CIPRIANO

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. 170609 in Book 1341, Page 394, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 21, A 23.210 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 23.210 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 23.210 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 CARLOS CIPRIANO and NELY AZUCENA CIPRIANO ("Borrower") and payable to the order of Lender

FILED
AT 1:50 O'CLOCK P M

APR 17 2019

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

Foreclosure Sale:

Date: Tuesday, May 7, 2019
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.

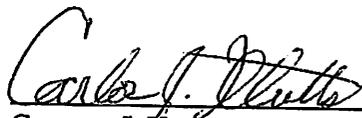
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Substitute Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice 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. 21, A 23.210 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 23.210 acre tract or parcel of land out of and being a part of the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 5134.21 feet to a concrete right of way marker found at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 2963.57 feet; whose long chord bears N 72 deg. 38 min. 18 sec. W, 316.45 feet; 316.60 feet along the arc to a concrete right of way marker found at end of said curve.

THENCE continuing with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, N 75 deg. 42 min. 37 sec. W, 3179.56 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 75 deg. 42 min. 37 sec. W, 60.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 14 deg. 17 min. 23 sec. E, 1349.56 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE N 75 deg. 42 min. 35 sec. W, 942.81 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 16 min. 33 sec. 39 sec. E, 945.87 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 75 deg. 42 min. 37 sec. E, 965.33 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 bears N 75 deg. 42 min. 37 sec. W, 60.00 feet.

THENCE S 14 deg. 17 min. 23 sec. W, 2294.69 feet to the POINT OF BEGINNING, containing 23.210 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor

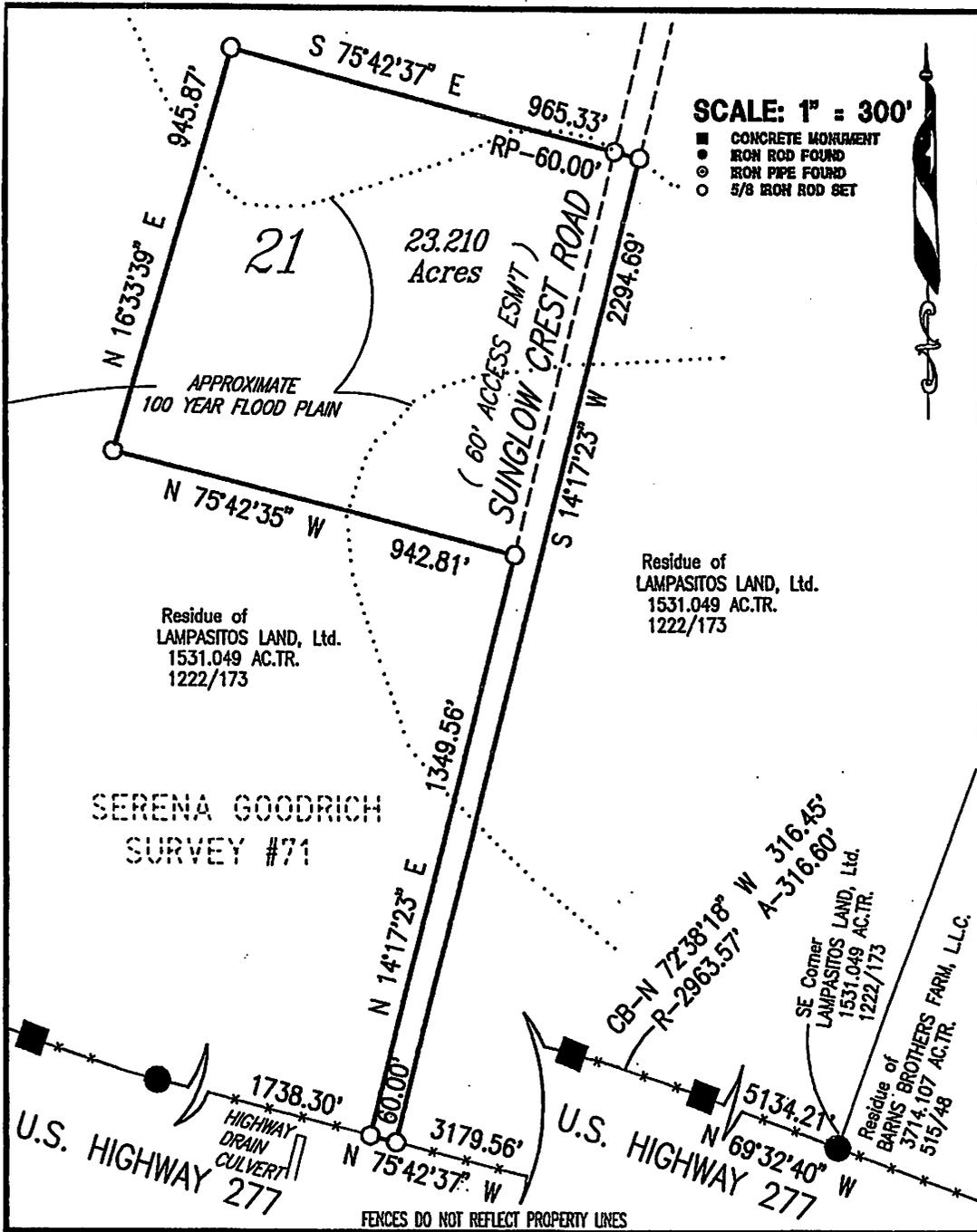


OR Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 135309-21

©2010 Dale L. Olson Surveying Co.

Date Created: 03/01/10



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 marks in place, except as shown hereon, and that said property has no fringed on or defaced 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 21, a 23.210 Acre Tract in
the SERENA GOODRICH SURVEY #71,
in MAVERICK COUNTY, TEXAS.

Dale L. Olson

STATE OF TEXAS
REGISTERED
DALE L. OLSON
REG. NO. 1759
DALE L. OLSON SURVEYING COMPANY
DATE: 03/01/10

MICHAEL D. OLSON
REG. NO. 5386

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES	
DRAWN BY:	K. Cochran	ORDER #	133309-21
DATE:	03 APR 10	DESK-FILE	308-L-21
		ORDER #	133309-21
		PLAT FILE #	-0-

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: February 24, 2016

Grantor: GREGORIA TALAMANTES

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. 190906 in Book 1569, Page 14, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 16, A 10.016 ACRE TRACT OUT OF THE CORTEZ FIELDER SURVEY NO. 70 AND THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 10.016 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the Cortez Fielder Survey No. 70, A-941, and the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 10.016 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 \$44,000.00, executed by GREGORIA TALAMANTES ("Borrower") and payable to the order of Lender

FILED
AT 1:50 O'CLOCK P M
APR 17 2019

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

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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

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. 16, A 10.016 ACRE TRACT OUT OF THE CORTEZ FIELDER SURVEY NO. 70, AND THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 10.016 acre tract or parcel of land out of and being a part of the Cortez Fielder Survey No. 70, A-941, and the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 1531.049 acre tract, a concrete right of way marker found in the north line of US Highway No. 277, at the southeast corner of that certain 650.926 acre tract described in a deed from Barnes Brother Farm, LLC, to Winn Exploration Co., Inc., recorded in Vol. 586, Page 150, Maverick County Deed Records.

THENCE with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, S 69 deg. 33 min. 21 sec. E, 1771.97 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract.

THENCE N 19 deg. 02 min. 36 sec. E, 1055.12 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 74 deg. 56 min. 02 sec. E, 1214.92 feet for the northeast corner of this tract.

THENCE S 16 deg. 33 min. 39 sec. W, 340.00 feet to a 5/8 inch iron rod set for an angle corner of this tract.

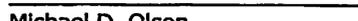
THENCE N 74 deg. 56 min. 02 sec. W, 1199.61 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 19 deg. 02 min. 35 sec. W, 697.23 feet to a 5/8 inch iron rod set in the north line of US Highway No. 277 and south line of the 1531.049 acre tract, for the southeast corner of this tract.

THENCE with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 33 min. 21 sec. W, 30.00 feet to the POINT OF BEGINNING, containing 10.016 acres of land of which approx. 4.971 acres are in Survey No. 70 and approx. 5.045 acres are in Survey No. 71.


Dale L. Olson
Reg. Pro. Land Surveyor

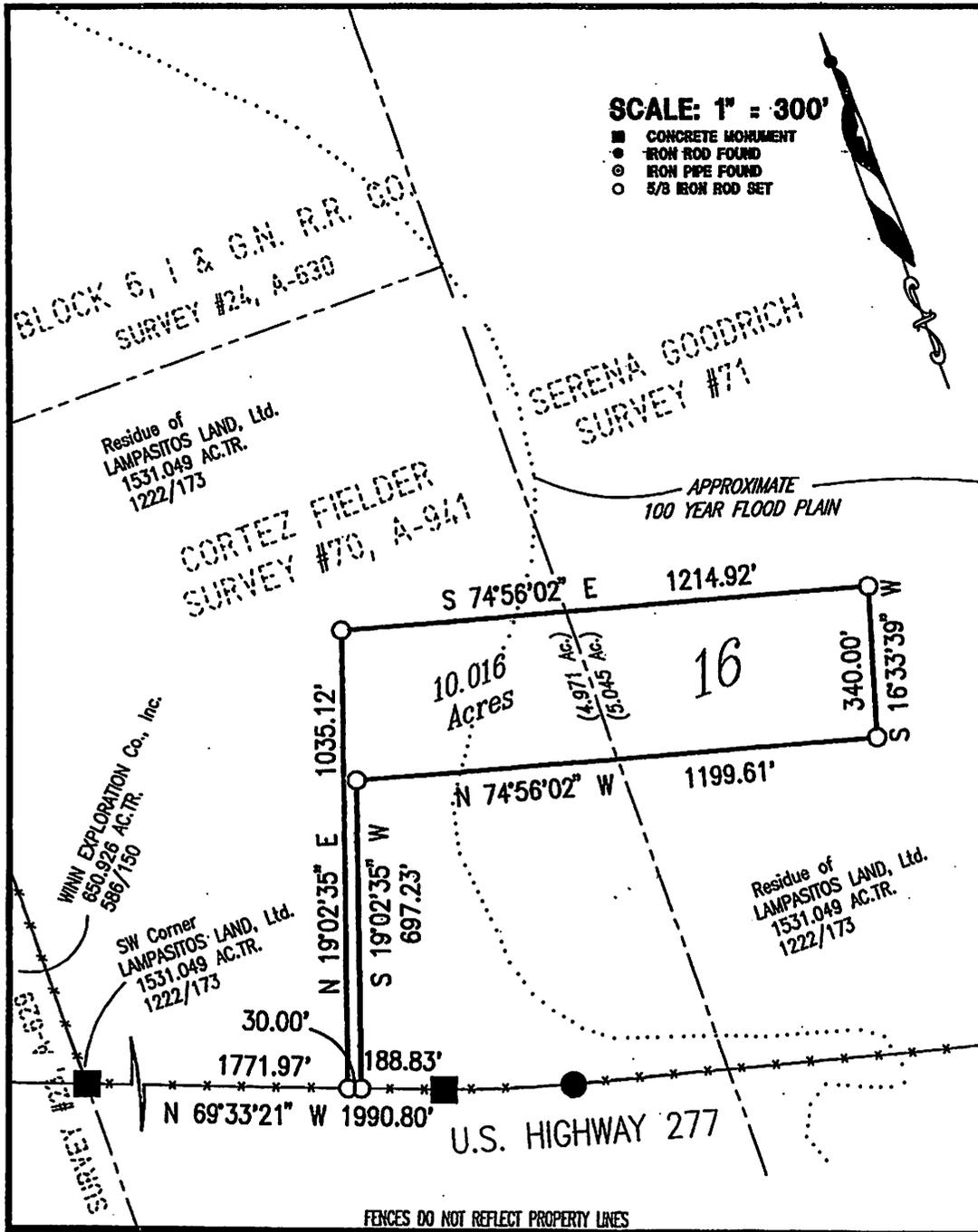


OR 
Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2010 Dale L. Olson Surveying Co.

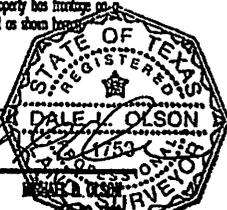
Order #: 135309-16

Date Created: 03/01/10



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 hereby 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



DALE L. OLSON
REG. NO. 1753
DALE L. OLSON SURVEYING COMPANY
DATE: 03/01/10

DALE L. OLSON

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

SURVEY PLAT

of Tract 16, a 10.016 Acre Tract in the
CORTEZ FIELDER SURVEY #70, A-941,
and the SERENA GOODRICH SURVEY #71,
in MAVERICK COUNTY, TEXAS.

SCALE	1" = 300.00'	SUNSET RANCH ESTATES	
DRAWN BY	K. Cochrane	DISK-FILE	320-1.16
DATE	03/01/10	ORDER /	1.16.08-16
		PLAN FILE /	-9-

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: February 24, 2016

Grantor: DIEGO I. GONZALEZ and JOSE F. GONZALEZ

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. 190908 in Book 1569, Page 37, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 19, A 20.019 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 20.019 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 20.019 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 \$74,000.00, executed by DIEGO I. GONZALEZ and JOSE F. GONZALEZ ("Borrower") and payable to the order of Lender

FILED
AT 1:50 O'CLOCK P M

APR 17 2019

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

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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.

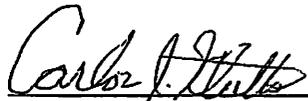
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on 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

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. 19, A 20.019 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 20.019 acre tract or parcel of land out of and being a part of the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 5134.21 feet to a concrete right of way marker found at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 2963.57 feet; whose long chord bears N 72 deg. 38 min. 18 sec. W, 316.45 feet; 316.60 feet along the arc to a concrete right of way marker found at end of said curve.

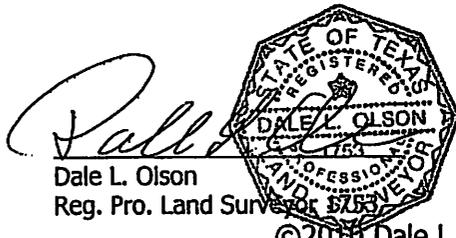
THENCE continuing with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, N 75 deg. 42 min. 37 sec. W, 3269.56 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 75 deg. 42 min. 37 sec. W, 966.34 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 16 deg. 33 min. 39 sec. E, 660.61 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE N 75 deg. 30 min. 23 sec. E, 1072.69 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 14 deg. 17 min. 23 sec. W, 1176.59 feet to the POINT OF BEGINNING, containing 20.019 acres of land.



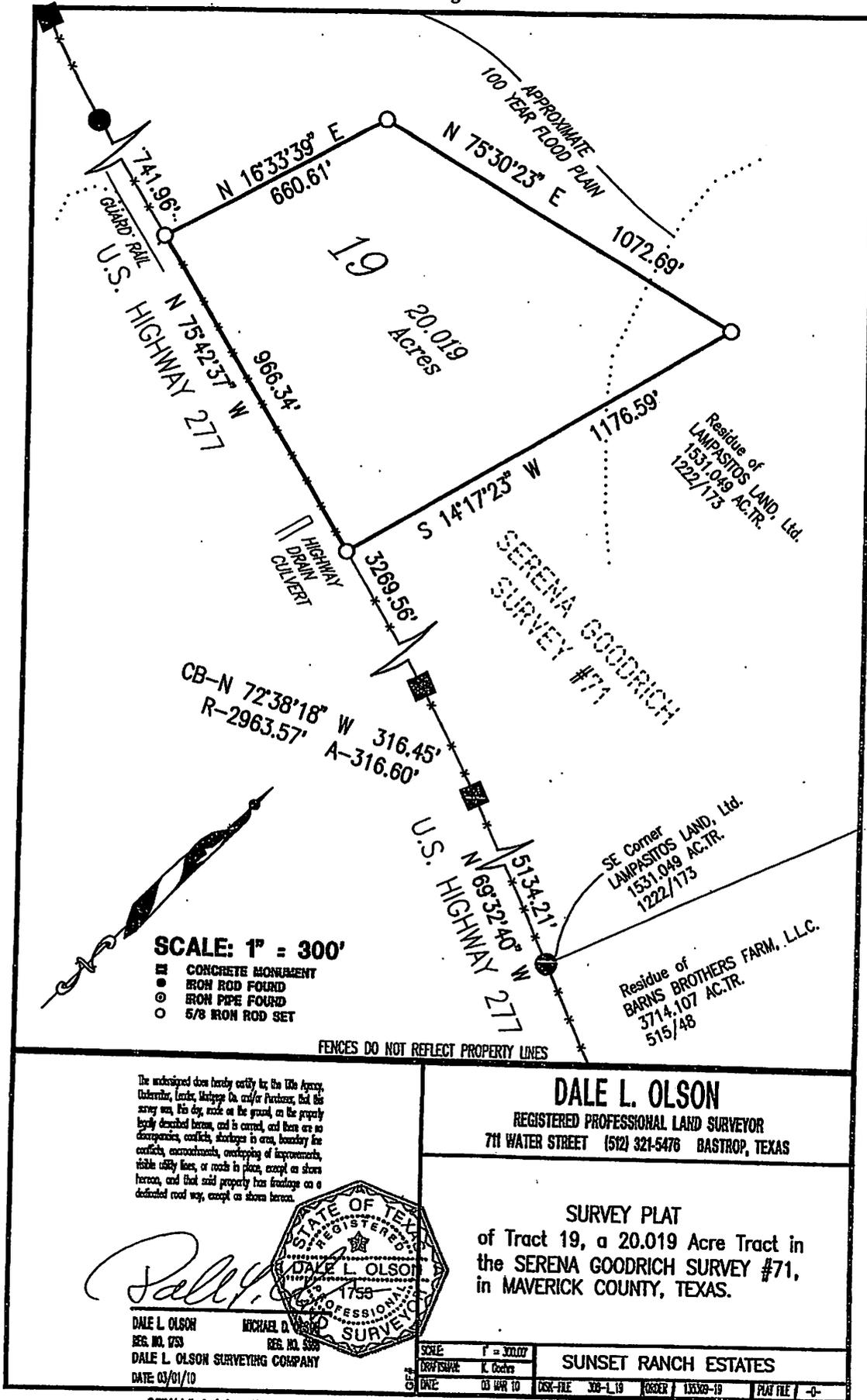
Dale L. Olson
Dale L. Olson
Reg. Pro. Land Surveyor

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

©2010 Dale L. Olson Surveying Co.

Order #: 135309-19

Date Created: 03/01/10



Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: February 2, 2017

Grantor: GERARDO FUENTES

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. 195700 in Book 1625, Page 458, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 3, A 10.003 ACRE TRACT OUT OF THE CORTEZ FIELDER SURVEY NO. 70 AND SURVEY NO. 24, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.003 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the Cortez Fielder Survey No. 70, A-941, and Survey No. 24, Block 6, I & GN RR Co. Survey, A-630, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 10.003 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 \$44,000.00, executed by GERARDO FUENTES ("Borrower") and payable to the order of Lender

FILED
AT 1:50 CLOCK P.M.

APR 17 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Sara Montemayor* Deputy

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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

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. 3, A 10.003 ACRE TRACT OUT OF THE CORTEZ FIELDER SURVEY NO. 70 AND SURVEY NO. 24, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.003 acre tract or parcel of land out of and being a part of the Cortez Fielder Survey No. 70, A-941, and Survey No. 24, Block 6, I & GN RR Co. Survey, A-630, in Maverick County, Texas, and being a part of that certain a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 1531.049 acre tract, a concrete right of way marker found in the north line of US Highway No. 277, at the southeast corner of that certain 650.926 acre tract described in a deed from Barnes Brother Farm, LLC, to Winn Exploration Co., Inc., recorded in Vol. 586, Page 150, Maverick County Deed Records.

THENCE with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, S 69 deg. 33 min. 21 sec. E, 102.29 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract.

THENCE N 19 deg. 02 min. 35 sec. E, 1392.43 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE N 69 deg. 32 min. 37 sec. W, 366.89 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 16 deg. 31 min. 20 sec. E, 985.90 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 59 deg. 12 min. 39 sec. E, 449.55 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 19 deg. 02 min. 35 sec. W, 2295.64 feet to a 5/8 inch iron rod set in the north line of US Highway No. 277 and south line of the 1531.049 acre tract, for the southeast corner of this tract.

THENCE with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 33 min. 21 sec. W, 30.00 feet to the POINT OF BEGINNING, containing 10.003 acres of land of which approx. 0.798 acres are in Survey No. 70 and approx. 9.205 acres are in Survey No. 24.


Dale L. Olson
Reg. Pro. Land Surveyor 5386

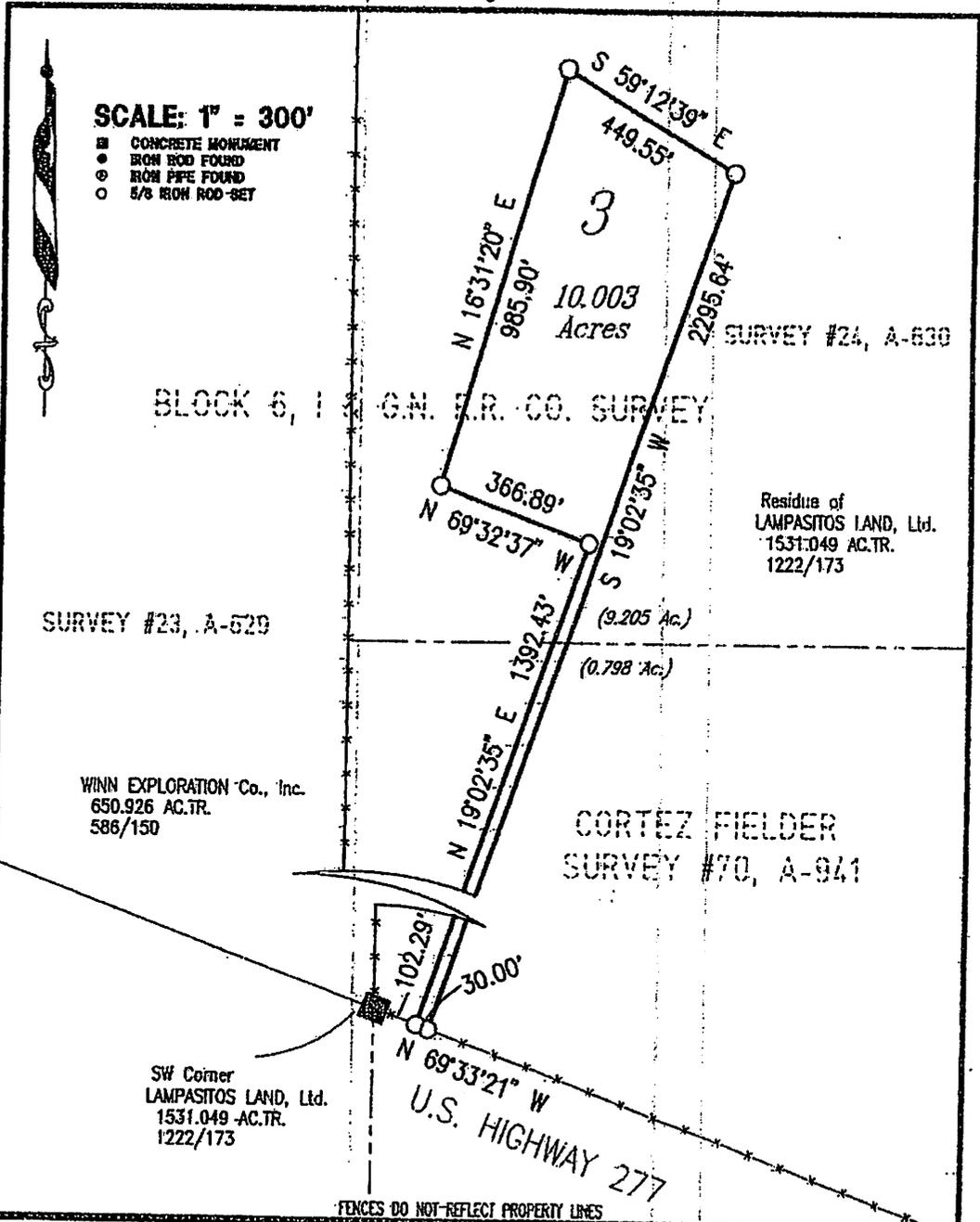


Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2010 Dale L. Olson Surveying Co.

Order #: 135309-3

Date Created: 03/01/10



SCALE: 1" = 300'

- CONCRETE MONUMENT
- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8 IRON ROD-SET

BLOCK 6, 1 & 3 G.N. R.R. CO. SURVEY

SURVEY #24, A-630

Residue of
LAMPASITOS LAND, Ltd.
1531.049 AC.TR.
1222/173

SURVEY #23, A-629

WINN EXPLORATION Co., Inc.
650.926 AC.TR.
586/150

CORTEZ FIELDER
SURVEY #70, A-941

SW Corner
LAMPASITOS LAND, Ltd.
1531.049 AC.TR.
1222/173

U.S. HIGHWAY 277

FENCES DO NOT REFLECT PROPERTY LINES

The undersigned does hereby certify that the Agency, Winnebago, Inc., has duly made as the ground, on the property hereby 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 does hereon set out of dedicated road way, except as shown hereon.

[Signature]



DALE L. OLSON
REG. NO. 153
DALE L. OLSON SURVEYING COMPANY
DATE: 03/01/10

DALE L. OLSON

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

SURVEY PLAT
of Tract 3, a 10.003 Acre Tract in
BLOCK 6, 1 & 3 G.N. RR Co. SURVEY,
#24, A-630, and the CORTEZ
FIELDER SURVEY #70, A-941, in
MAVERICK COUNTY, TEXAS.

SCALE	1" = 300.00'	SUNSET RANCH ESTATES	
PREPARED BY	D. L. Olson	DATE	03/01/10
DATE	03/01/10	BOOK	153-1-3
		PAGE	153-1-3
		PLAN	101

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: June 28, 2017

Grantor: JESUS MORENO DIAZ

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. 198326 in Book 1656, Page 47, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 5, A 10.005 ACRE TRACT OUT OF THE CORTEZ FIELDER SURVEY NO. 70 AND SURVEY NO. 24, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.005 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the Cortez Fielder Survey No. 70, A-941, and Survey No. 24, Block 6, I & GN RR Co. Survey, A-630, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 10.005 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 \$54,000.00, executed by JESUS MORENO DIAZ ("Borrower") and payable to the order of Lender

FILED
AT 1:30 O'CLOCK P M

APR 17 2019

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

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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.

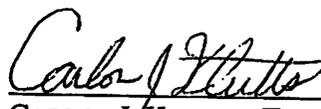
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on 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

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. 5, A 10.005 ACRE TRACT OUT OF THE CORTEZ FIELDER SURVEY NO. 70 AND SURVEY NO. 24, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.005 acre tract or parcel of land out of and being a part of the Cortez Fielder Survey No. 70, A-941, and Survey No. 24, Block 6, I & GN RR Co. Survey, A-630, in Maverick County, Texas, and being a part of that certain a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. 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 1531.049 acre tract, a concrete right of way marker found in the north line of US Highway No. 277, at the southeast corner of that certain 650.926 acre tract described in a deed from Barnes Brother Farm, LLC, to Winn Exploration Co., Inc., recorded in Vol. 586, Page 150, Maverick County Deed Records.

THENCE with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, S 69 deg. 33 min. 21 sec. E, 162.29 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract.

THENCE N 19 deg. 02 min. 35 sec. E, 1246.36 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 69 deg. 32 min. 37 sec. E, 349.79 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 19 deg. 02 min. 35 sec. W, 1246.29 feet to a 5/8 inch iron rod set in the north line of US Highway No. 290 and south line of the 1531.049 acre tract, for the southeast corner of this tract.

THENCE with the north line of US Highway No. 290 and south line of the 1531.049 acre tract, N 69 deg. 33 min. 21 sec. W, 349.79 feet to the POINT OF BEGINNING, containing 10.005 acres of land of which approx. 9.847 acres are in Survey No. 70 and approx. 0.158 acres are in Survey No. 24.

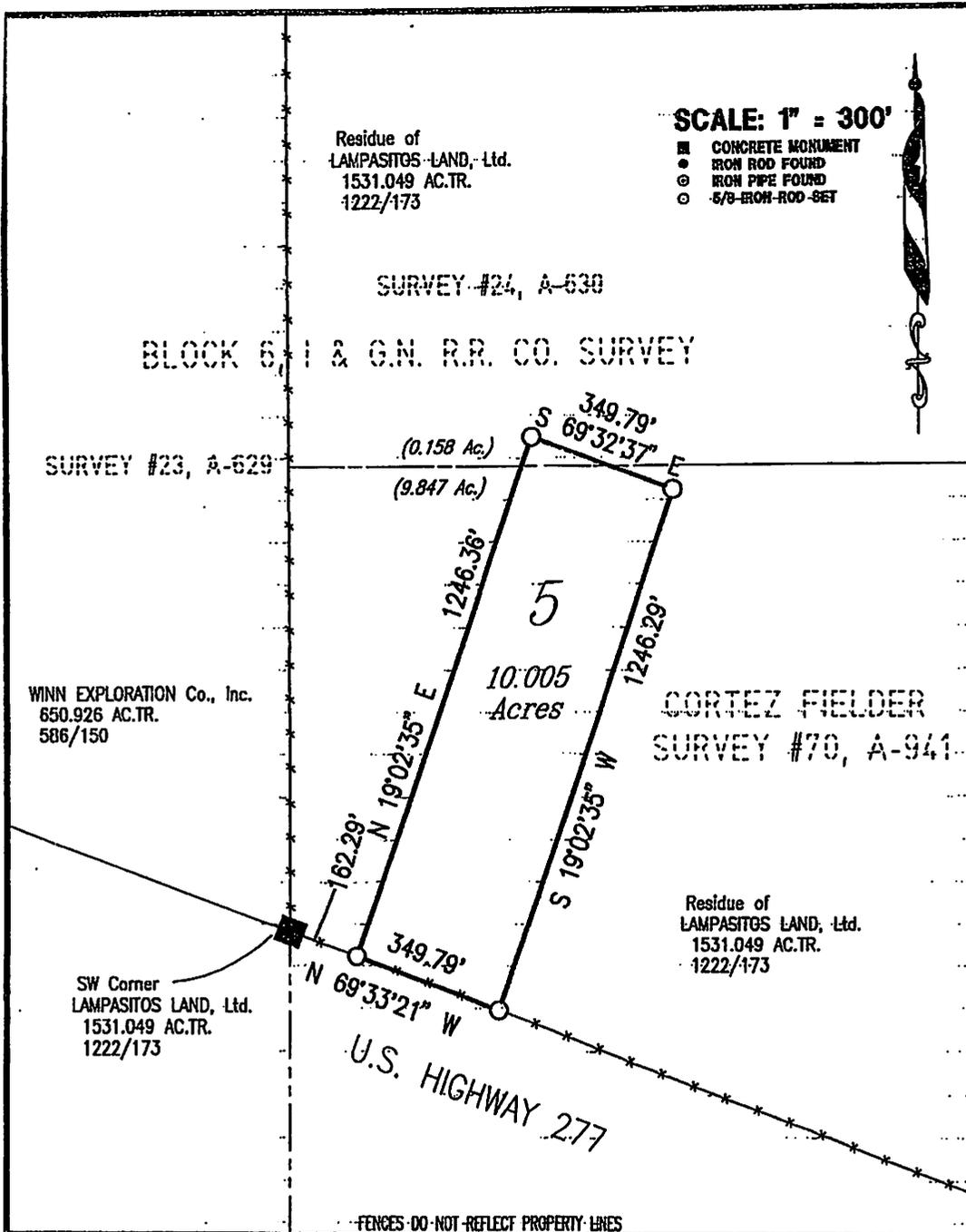

Dale L. Olson
Reg. Pro. Land Surveyor 1753
©2010 Dale L. Olson Surveying Co.



Michael D. Olson
Reg. Pro. Land Surveyor 5386

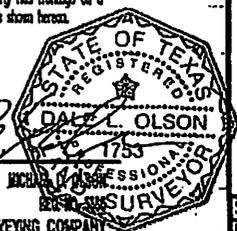
Date Created: 03/01/10

Order #: 135309-5



The undersigned does hereby certify to the Title Agency, Underwriter, Lender, Mortgagee, 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



DALE L. OLSON
REG. NO. 1753
DALE L. OLSON SURVEYING COMPANY
DATE 03/01/10

DALE L. OLSON

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

SURVEY PLAT
of Tract 5, a 10.005 Acre Tract in
BLOCK 6, I&GN RR Co. SURVEY,
#24, A-630, and the CORTEZ
FIELDER SURVEY #70, A-941, in
MAVERICK COUNTY, TEXAS.

SCALE	1" = 300.00'	SUNSET RANCH ESTATES	
DRAWN BY	J. Coates	CHK-FRE	308-L5
DATE	03 MAR 10	PROJ	15539-5
		PLAN FILE	-0-

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: February 29, 2016

Grantor: JOSE RAMIREZ MARQUEZ and ELAINE CHAVEZ

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

Lender: MAVERICK LAND, LTD., a Texas limited partnership, acting by and through its General Partner, BRUMLEY DEVELOPMENT CORP., a Texas corporation, H. WAYNE BRUMLEY, JR., President

Recorded in: Document No. 190902 in Book 1568, Page 472, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 11, A 10.104 ACRE TRACT OUT OF THE JOHN POTTER SURVEY NO. 65, IN MAVERICK COUNTY, TEXAS.

BEING a 10.104 acre tract or parcel of land in Chaparral Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the John Potter Survey No. 65, A-767, in Maverick County, Texas, and being a part of that certain 1264.319 acre tract in the C.C. Colley Survey No. 66, A-78, the John Potter Survey No. 65, A-767, and the H.E. & W.T. RR Co. Survey No. 13, A-1059, described in a deed from PAT O'NEIL, a single man, to MAVERICK LAND, LTD., a Texas limited partnership, dated May 26, 1999, and recorded as Document No. 94479 in Book 540, Page 60 of the Deed Records of Maverick County, Texas; said 10.104 acre tract more particularly described by metes and bounds in 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 JOSE RAMIREZ MARQUEZ and ELAINE CHAVEZ ("Borrower") and payable to the order of Lender

FILED
AT 1:50 O'CLOCK P.M.

APR 17 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Sara Montemayor* Deputy

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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 MAVERICK 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.

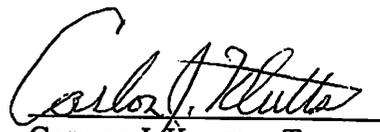

CARLOS J. KLUTTS, Trustee

EXHIBIT "A"

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. 11, A 10.104 ACRE TRACT IN THE JOHN POTTER SURVEY NO. 65, MAVERICK COUNTY, TEXAS.

BEING a 10.104 acre tract or parcel of land out of and being a part of the John Potter Survey No. 65, A-767, in Maverick County, Texas, and being a part of that certain 1264.319 acre tract in the C.C. Colley Survey No. 66, the John Potter Survey No. 65 and H.E. & W.T. RR Co. Survey No. 13 described in a deed from Pat O'Neil to Maverick Land, Ltd., dated May 26, 1999, recorded in Volume 540, Page 60, 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 a ½ inch iron rod found at a fence corner at the intersection of the east line of the said H.E. & W.T. RR Co. Survey No. 13 and west line of the Joseph Wipff, Jr. Survey No. 14, A-1266, with the west line of US Hwy. No. 277, an angle corner of the said 1264.319 acre tract.

THENCE with the west line of US Hwy. No. 277, the east line of the 1264.319 acre tract, N 34 deg. 36 min. 06 sec. W, 3669.12 feet to a ½ inch iron rod found for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE S 55 deg. 24 min. 03 sec. W, 1090.58 feet to a ½ inch iron rod found for the southwest corner of this tract.

THENCE N 34 deg. 36 min. 35 sec. W, 403.34 feet to a ½ inch iron rod found for the northwest corner of this tract.

THENCE N 55 deg. 22 min. 36 sec. E, 1090.64 feet to a ½ inch iron rod found in the west line of US Hwy. No. 277, the east line of the said 1264.319 acre tract, for the northeast corner of this tract.

THENCE with the west line of US Hwy. No. 277, the east line of the 1264.319 acre tract, S 34 deg. 36 min. 06 sec. E, 403.79 feet to the POINT OF BEGINNING, containing 10.104 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

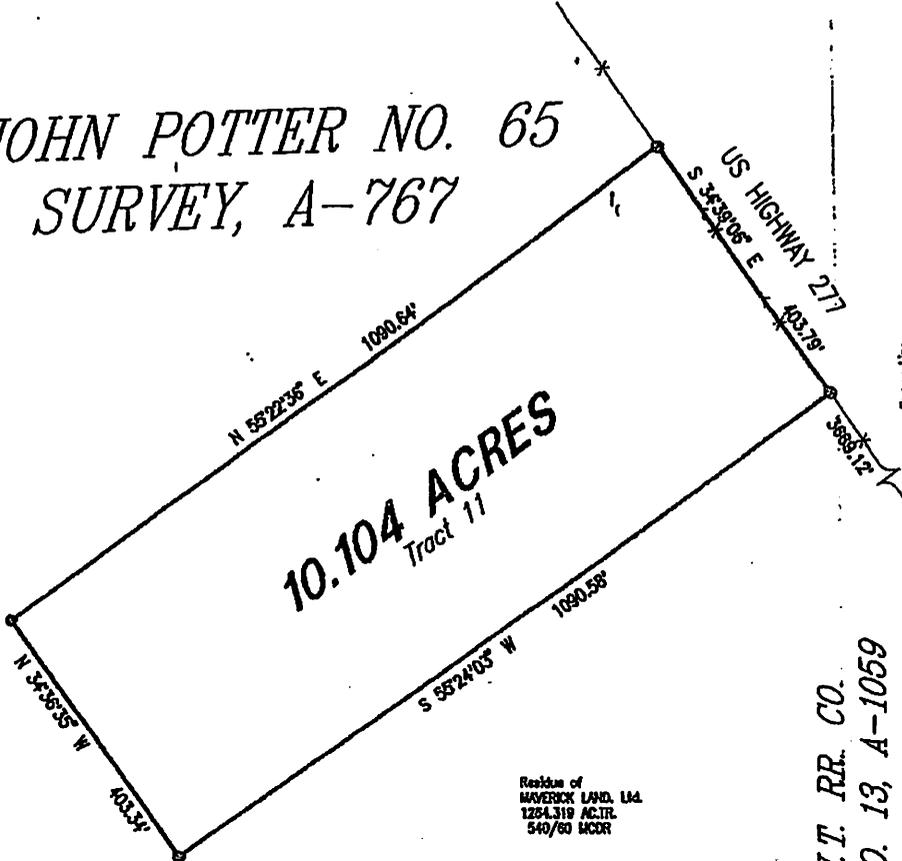
Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2003 Dale L. Olson Surveying Co.

Order #: 165903-11

Date Created: 02/03/04

JOHN POTTER NO. 65
SURVEY, A-767



10.104 ACRES
Tract 11

Residue of
MAVERICK LAND, L.L.C.
1264.319 AC.T.R.
540/60 MCDR

H.E. & W.T. RR. CO.
SURVEY, NO. 13, A-1059
JOS. WIPFF Jr. SURVEY, A-1266



SCALE: 1" = 200'

- CONCRETE MONUMENT
- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8 IRON ROD SET
- ▲ FENCE POST
- TREE
- UTILITY POLE
- WATER METER
- WATER WELL
- x- FENCE LINE
- E- ELECTRIC LINE

THE FOLLOWING EASEMENTS DO NOT EFFECT THIS TRACT:
28/207, 28/208, 29/209,
48/44, 28/338, 28/569,
28/672, 29/201, 175/405,
175/402, 29/516,
33/643, 52/445, 175/339,
33/331 & 527/385

NO portion of this tract appears to be in a Federally designated FLOOD PRONE AREA according to FPM No. 60070 007 A for WHEATON COUNTY, TEXAS.
Effective Date 12/27/77
This Tract lies in Zone(s)
Date Flood Elevations Issued

The undersigned does hereby certify to the title Agency, Chancery, Clerk, Notary or other Authority, that this survey was, this day, made on the ground, as 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

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

SURVEY PLAT

of a 10.104 ACRE TRACT in the
JOHN POTTER SURVEY, A-767
MAVERICK COUNTY, TEXAS.

Dale L. Olson
DALE L. OLSON MICHAEL R. OLSON
REG. NO. 953 REG. NO. 5208
DALE L. OLSON SURVEYING COMPANY
DATE: 02/05/04

NOTICE:
This Flood Statement, as determined by FEMA DOES NOT IMPLY that the Property or improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can Affect the Coast, and Flood Heights may increase by Man-Made or Natural Causes.

THIS STATEMENT SHALL NOT CHANGE EXCEPT AS THE PART OF THE SURVEYOR
© 2004 Dale L. Olson Surveying Company
LL 0225 02/05/04

SCALE:	1" = 200.00'	CARLOS KLUTTS
DRAWN BY:	D. BECKS	
DATE:	05 FEB 04	DESK-FILE 245-1.11 000000 / 105553

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: September 17, 2004

Grantor: DESIDERIO RODRIGUEZ

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

Lender: MAVERICK LAND, LTD., a Texas limited partnership, acting by and through its General Partner, BRUMLEY DEVELOPMENT CORP., a Texas corporation, H. WAYNE BRUMLEY, JR., President

Recorded in: Document No. 125445 in Book 829, Page 41, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 21, A 21.000 ACRE TRACT OUT OF THE H.E. & W.T. RR CO. SURVEY NO. 13, IN MAVERICK COUNTY, TEXAS.

BEING a 21.000 acre tract or parcel of land in Chaparral Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of the H.E. & W.T. RR Co. Survey No. 13, A-1059, in Maverick County, Texas, and being a part of that certain 1264.319 acre tract in the C.C. Colley Survey No. 66, A-78, the John Potter Survey No. 65, A-767, and the H.E. & W.T. RR Co. Survey No. 13, A-1059, described in a deed from PAT O'NEIL, a single man, to MAVERICK LAND, LTD., a Texas limited partnership, dated May 26, 1999, and recorded as Document No. 94479 in Book 540, Page 60 of the Deed Records of Maverick County, Texas; said 21.000 acre tract more particularly described by metes and bounds in 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 \$44,000.00, executed by DESIDERIO RODRIGUEZ ("Borrower") and payable to the order of Lender

FILED
AT 1:50 O'CLOCK P.M.

APR 17 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *S. Martin* Deputy

Foreclosure Sale:

- Date:** Tuesday, May 7, 2019
- 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 MAVERICK 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

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. 21, A 21.000 ACRE TRACT IN THE H.E. & W.T. RR CO. SURVEY NO. 13, MAVERICK COUNTY, TEXAS.

BEING a 21.000 acre tract or parcel of land out of and being a part of the H.E. & W.T. RR Co. Survey No. 13, A-1059, in Maverick County, Texas, and being a part of that certain 1264.319 acre tract in the C.C. Colley Survey No. 66, the John Potter Survey No. 65 and H.E. & W.T. RR Co. Survey No. 13 described in a deed from Pat O'Neil to Maverick Land, Ltd., dated May 26, 1999, recorded in Volume 540, Page 60, 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 a ½ inch iron rod found at a fence corner at the intersection of the east line of the said H.E. & W.T. RR Co. Survey No. 13 and west line of the Joseph Wipff, Jr. Survey No. 14, A-1266, with the west line of US Hwy. No. 277, an angle corner of the said 1264.319 acre tract.

THENCE with the west line of US Hwy. No. 277, the east line of the 1264.319 acre tract, N 34 deg. 36 min. 06 sec. W, 830.84 feet to a point where same intersects the center of a 50 foot access easement.

THENCE with the center of said 50 foot access easement, S 55 deg. 23 min. 45 sec. W, 1533.34 feet to a point at angle of same, continuing S 62 deg. 03 min. 06 sec. W, 675.30 feet to a point where same intersects the center of another 50 foot access easement, for the POINT OF BEGINNING, the southeast corner of this tract, from which a ½ inch iron rod found for reference bears N 76 deg. 41 min. 04 sec. W, 37.67 feet.

THENCE continuing with the center of the first mentioned 50 foot access easement, S 62 deg. 03 min. 06 sec. W, 1125.38 feet to a point at the beginning of a curve to the right.

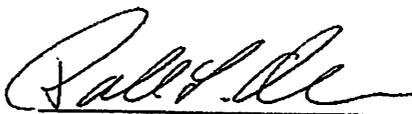
THENCE with said curve to the right whose radius is 904.36 feet; whose long chord bears S 79 deg. 30 min. 38 sec. W, 543.40 feet; 551.93 feet along the arc to a point at the end of said curve.

THENCE continuing with the center of said easement, N 83 deg. 02 min. 20 sec. W, 94.25 feet to a point for the southwest corner of this tract, from which a 5/8 inch iron rod found for reference in the north line of said easement bears N 29 deg. 34 min. 31 sec. E, 27.08 feet.

THENCE N 29 deg. 34 min. 31 sec. E, 706.49 feet to a ½ inch iron rod found for the northwest corner of this tract.

THENCE N 55 deg. 24 min. 09 sec. E, at 1023.40 feet pass a ½ inch iron rod found in the west line of the second mentioned 50 foot roadway easement, in all, 1048.40 feet to a point in center of said easement, for the northeast corner of this tract.

THENCE with the center of last mentioned 50 foot easement, S 34 deg. 36 min. 42 sec. E, 722.58 feet to the POINT OF BEGINNING, containing 21,000 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

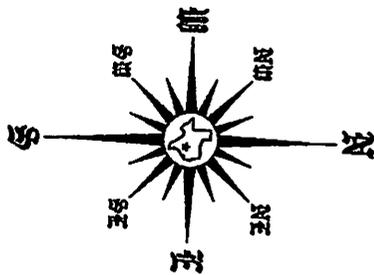
Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2003 Dale L. Olson Surveying Co.

Order #: 165903-21

Date Created: 02/03/04

THE FOLLOWING EASEMENTS DO NOT AFFECT THIS TRACT:
 28/207, 28/208, 29/209,
 48/44, 26/339, 26/569,
 26/572, 29/201, 175/406,
 175/402, 29/518, 33/331
 33/543, 37/225, 52/445,
 175/339 & 527/385



SCALE: 1" = 300'

- IRON ROD FOUND
- 5/8 IRON ROD SET
- ▲ FENCE POST
- ⊙ UTILITY POLE
- ⊕ WATER METER
- ⊖ WATER WELL
- X- FENCE LINE
- E- ELECTRIC LINE

Residue of
 MAVERICK LAND, Ltd.
 1264.319 AC.TR.
 540/60 MGR

JOS. WIPFF Jr. SURVEY, A-1266

H.E. & W.T. RR. CO.
 SURVEY NO. 13, A-1059

21.000 ACRES
 Tract 21

NO portion of this tract appears to be in a Federally designated FLOOD PRONE AREA according to FEMA No. 480470 D07 A for MAVERICK COUNTY, TEXAS.
 Effective Date 12/27/77
 This Tract lies in Zone(s) X
 Base Flood Elevation: None

The undersigned does hereby certify by 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 roots in place, except as shown hereon, and that said property has coverage on a dedicated road way, except as shown hereon.

REMARKS:
 This Flood Statement, as determined by FEMA DOES NOT IMPLY that the Property or Improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can AND WILL Occur, and Flood Heights may increase by one-third or Higher Causes.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR
 © 2004 Dale L. Olson Surveying Company
 ALL RIGHTS RESERVED

DALE L. OLSON REG. NO. 0750
 MICHAEL D. OLSON REG. NO. 5308
 DALE L. OLSON SURVEYING COMPANY
 DATE: 03/24/04 Revised 02/01/04

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

SURVEY PLAT
 of a 21.000 ACRE TRACT in the H.E. & W.T. RR. CO. SURVEY No. 13 A-1059, MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'
DRAWN BY:	D. BROOKS
DATE:	24 MAR 04
DESK-FILE:	243-L21
ORDER #:	156603
PLAT FILE #:	-6-

CARLOS KLUTTS or Assigns

Notice of Foreclosure Sale

Tuesday, May 7, 2019

Deed of Trust:

Dated: February 20, 2006

Grantor: JAIME GARZA and OSCAR M. GARZA

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

Lender: CARRIZO RANCH VENTURES, LTD., a Texas limited partnership, acting by and through its General Partner, OMTA, LLC a Texas limited liability company, of Travis County, Texas, JAMES E. EGLOFF, President

Recorded in: Document No. 135257 recorded in Book 938, Page 410, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 18, A 10.679 ACRE TRACT OUT OF THE WILLIAM KELSO SURVEY AND PETER R. GARNER SURVEY, MAVERICK COUNTY, TEXAS.

Being a 10.679 acre tract or parcel of land in Sundance Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of William Kelso Survey No. 6, A-1305, and the Peter R. Garner Survey No. 17, A-120, in Maverick County, Texas, and being a part of that certain 874.695 acre tract in the G.C. & S.F. RR Co. Survey No. 1, A-1055, the C.P. Scales Survey No. 1, A-1375, the Peter R. Garner Survey No. 17, A-120, the William Kelso Survey No. 6, A-1305, and the Jose DeJesus Garcia Survey No. 19, A-117, as described in an Assumption Warranty Deed from JAMES E. EGLOFF and M. ALAN BERGSTROM to CARRIZO RANCH VENTURES, LTD., a Texas limited partnership, dated July 26, 2005, and recorded as Document No. 130891 in Book 887, Page 477 of the Official Public Records of Maverick County, Texas and being that same tract described in a deed from JUDY H. CALLAHAN, and husband, SAM W. CALLAHAN, to JAMES E. EGLOFF and M. ALAN BERGSTROM, dated July 5, 2005, and recorded as Document No. 130569 in Book 884, Page 159 of the Official Public Records of Maverick County, Texas; said 10.679 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 \$39,000.00, executed by JAIME GARZA and OSCAR M. GARZA, ("Borrower") and payable to the order of Lender

FILED
AT 5:50 O'CLOCK P.M.

APR 17 2019

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

Foreclosure Sale:

Date: Tuesday, May 7, 2019
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.

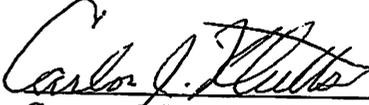
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Trustee of CARRIZO RANCH VENTURES, LTD., the owner and holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given 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

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. 18, A 10.679 ACRE TRACT IN THE WILLIAM KELSO SURVEY AND PETER R. GARNER SURVEY, MAVERICK COUNTY, TEXAS.

BEING a 10.679 acre tract or parcel of land out of and being a part of the William Kelso Survey No. 6, A-1305, and Peter R. Garner Survey No. 17, A-120, in Maverick County, Texas, and being a part of that certain 874.695 acre tract in the G.C.&S.F. RR Co. Survey No. 1, A-1055, the C.P. Scales Survey No. 1, A-1375, the Peter R. Garner Survey No. 17, A-120, the William Kelso Survey No. 6, A-1305, and the Jose DeJesus Garcia Survey No. 19, A-117, as described in an Assumption Warranty Deed from James E. Egloff and M. Alan Bergstrom to Carrizo Ranch Ventures, Ltd., a Texas Limited Partnership, dated July 26, 2005, recorded in Volume 887, Page 477, Maverick County Deed Records and being that same tract described in a deed from Judy H. Callahan, et vir, to M. Alan Bergstrom and James E. Egloff, dated July 5, 2005, recorded in Volume 884, Page 159, 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 a 5/8 inch iron rod found at a fence corner in the northeast line of Farm to Market Road No. 1021, the south or southeast corner of that certain 166.15 acre tract described as Tract 2 in a deed from Travelers Insurance Company to Amistad Cattle Company, recorded in Volume 317, Page 1, Maverick County Deed Records, the west or southwest corner of the 874.695 acre tract.

THENCE with the northeast line of Farm to Market Road No. 1021, the southwest line of the said 874.695 acre tract, S 44 deg. 22 min. 14 sec. E, 2264.29 feet to a fence angle post; S 44 deg. 15 min. 53 sec. E, 965.88 feet to a fence angle post; S 44 deg. 13 min. 37 sec. E, 674.76 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the west corner of this tract.

THENCE N 45 deg. 43 min. 23 sec. E, 1080.36 feet to a 5/8 inch iron rod set for an interior corner of this tract.

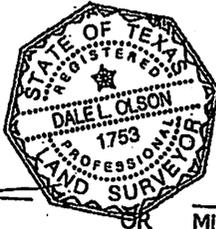
THENCE N 44 deg. 16 min. 37 sec. W, 416.21 feet to a 5/8 inch iron rod set for an angle corner of this tract.

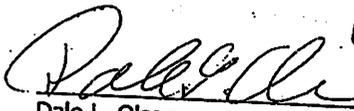
THENCE N 45 deg. 43 min. 23 sec. E, 992.12 feet to a 5/8 inch iron rod set in the lower northeast line of the 874.695 acre tract, the southwest line of that certain 430.23 acre tract described as Tract 1 in the said deed to Amistad Cattle Company, for the north corner of this tract.

THENCE with the southwest line of the Amistad Cattle Co. 415.4 acre tract and lower northeast line of the 874.695 acre tract, S 38 dg. 34 min. 46 sec. E, 448.43 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE crossing the 874.695 acre tract, S 45 deg. 43 min. 23 sec. W, 2027.99 feet to a 5/8 inch iron rod set in the southwest line of same, the northeast line of Farm to Market Road No. 1021, for the south corner of this tract.

THENCE with the northeast line of Farm to Market Road No. 1021 and southwest line of the 874.695 acre tract, N 44 deg. 13 min. 37 sec. W, 30.00 feet to the POINT OF BEGINNING, containing 10.679 acres of land.

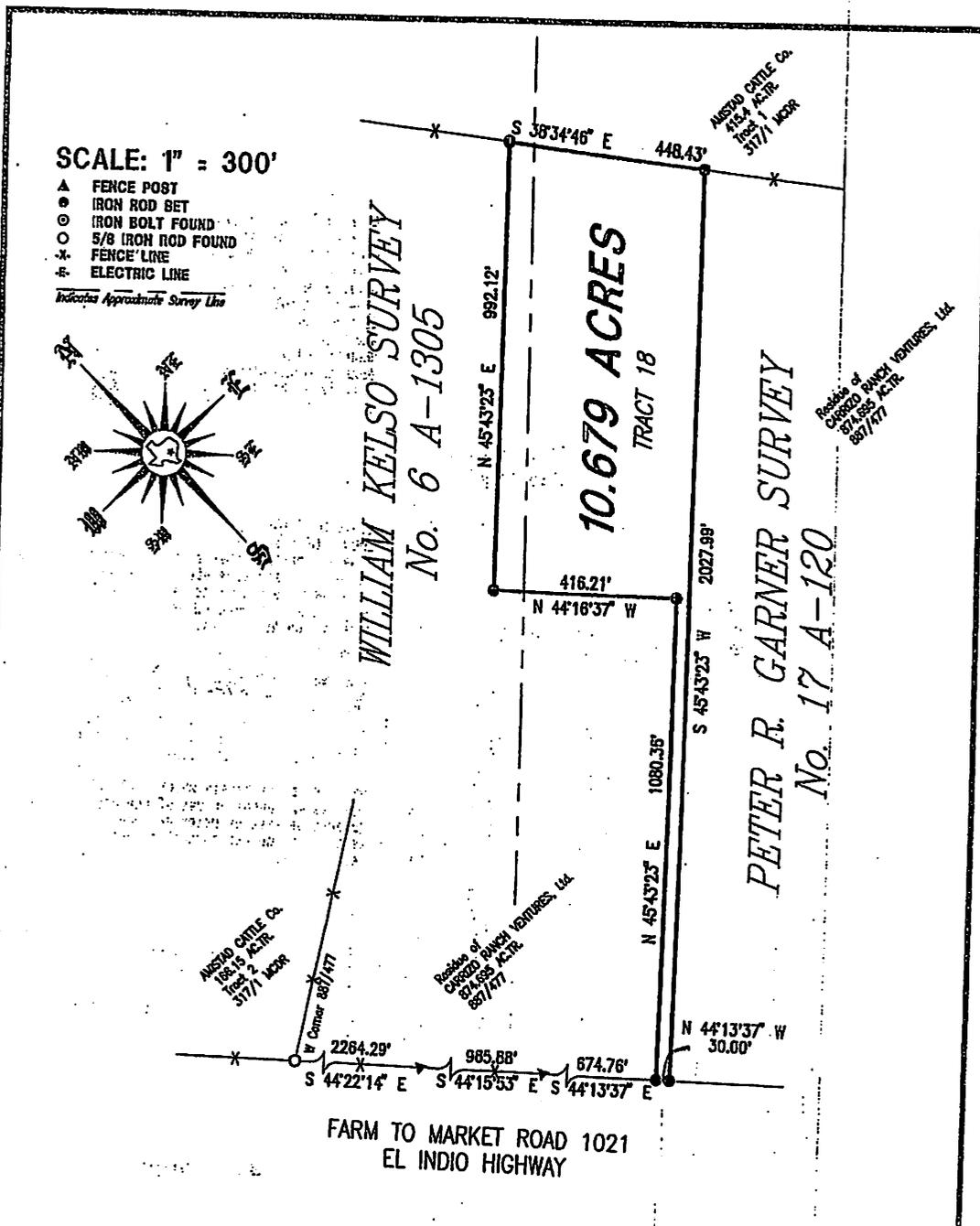



Dale L. Olson
Reg. Pro. Land Surveyor 1753


Michael D. Olson
Reg. Pro. Land Surveyor 5386

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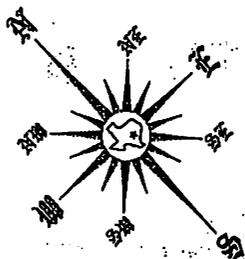
Order #: 127305-18 Date Created: 07/14/05



SCALE: 1" = 300'

- ▲ FENCE POST
- IRON ROD SET
- IRON BOLT FOUND
- 5/8 IRON ROD FOUND
- x- FENCE LINE
- E- ELECTRIC LINE

Indicates Approximate Survey Line



WILLIAM KELSO SURVEY
No. 6 A-1305

10.679 ACRES
TRACT 18

PETER R. GARNER SURVEY
No. 17 A-120

FARM TO MARKET ROAD 1021
EL INDIO HIGHWAY

FENCES DO NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to the Title Agency, Abstractor, 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, overlaps 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 acreage as a dedicated road way, except as shown hereon.

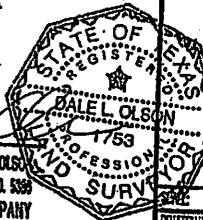
DALE L. OLSON

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

SURVEY PLAT

of a 10.679 ACRE TRACT in the
WILLIAM KELSO SURVEY No. 6, and
the PETER R. GARNER SURVEY No. 17,
MAVERICK COUNTY, TEXAS.

Dale Olson
DALE L. OLSON MICHAEL D. OLSON
REG. NO. 1753 REG. NO. 5388
DALE L. OLSON SURVEYING COMPANY
DATE: 07/18/05



SCALE	1" = 300.00'
DRAWN BY	D. BRIDGES
DATE	18-JUL-05
DESK-FILE	184-L-18
ORDER	127325
PLAN FILE	-4-