

Notice of Foreclosure Sale

Tuesday, January 7, 2020

FILED
AT 3:53 O'CLOCK P M

Deed of Trust:

Dated: February 3, 2019

DEC 17 2019

Grantor: ARTURO CORPUS GUARDIOLA

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

Trustee: CARLOS J. KLUTTS

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 206638 in Book 1751, Page 303, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 48, A 10.053 ACRE TRACT OUT OF SURVEY NO. 53, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.053 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 10.053 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 ARTURO CORPUS GUARDIOLA ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 7, 2020

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. 48, A 10.053 ACRE TRACT OUT OF SURVEY NO. 53, BLOCK 6, I & G.N. R.R. CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.053 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, 3449.25 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 69 deg. 32 min. 40 sec. W, 351.58 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

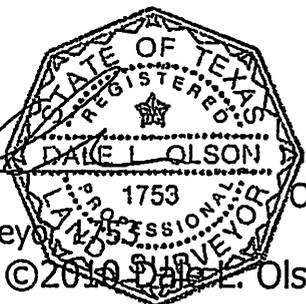
THENCE N 20 deg. 27 min. 20 sec. E, 1245.55 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 69 deg. 32 min. 40 sec. E, 351.58 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 20 deg. 27 min. 20 sec. W, 1245.55 feet to the POINT OF BEGINNING, containing 10.053 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor



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Order #: 135309-48

Michael D. Olson
Reg. Pro. Land Surveyor 5386

Date Created: 03/01/10

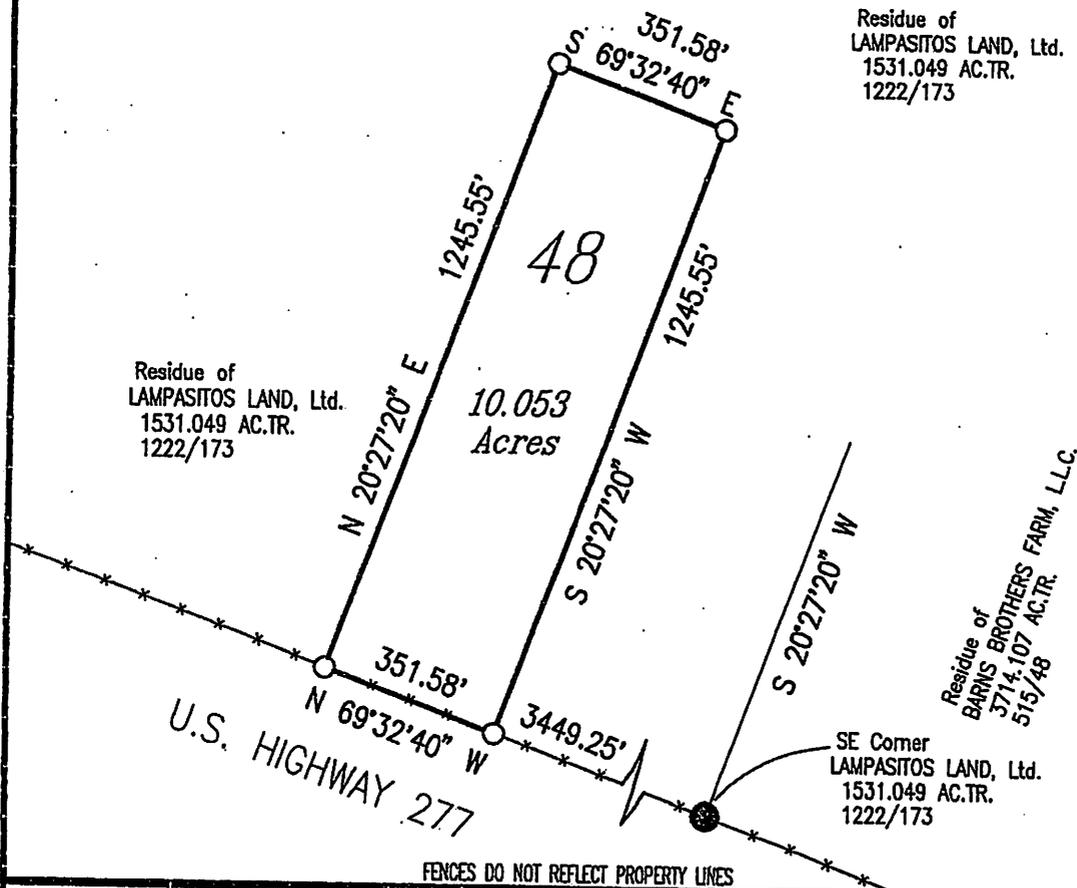


SCALE: 1" = 300'

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

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

SURVEY #53, A-659



FENCES DO NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described 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 Tract 48, a 10.053 Acre Tract in
 BLOCK 6, I&GN RR Co. SURVEY,
 #53, A-659, in MAVERICK
 COUNTY, TEXAS.

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

SCALE	1" = 300.00'
DRAFTSMAN	K. Cochr
DATE	03 MAR 10
DSX-FILE	328-L-48
ORDER #	135309-18
PLAT FILE #	-0-