

**Notice of Foreclosure Sale**

**Tuesday, January 7, 2020**

**Deed of Trust:**

**Dated:** March 1, 2019  
**Grantor:** JOSE A. JUAREZ  
**Trustee:** CARLOS J. KLUTTS  
**Lender:** LAMPASITOS LAND LTD., a Texas limited partnership

**FILED**  
**AT 3:53 O'CLOCK P.M.**

**DEC 17 2019**

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

**Recorded in:** Document No. 207158 in Book 1757, Page 263, of the Official Public Records of Maverick County, Texas

**Property:** THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 20, A 10.020 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 10.020 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 10.020 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 JOSE A. JUAREZ ("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.

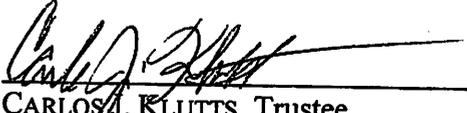
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CARLOS J. KLUTTS, Trustee of LAMPASITOS LAND LTD., the owner and holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on 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. 20, A 10.020 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 10.020 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, 3239.56 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, 30.00 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, 1176.59 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 75 deg. 30 min. 23 sec. W, 1072.69 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 16 deg. 33 min. 39 sec. E, 690.02 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 75 deg. 42 min. 35 sec. E, 942.81 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, 1349.56 feet to the POINT OF BEGINNING, containing 10.020 acres of land.

*Dale L. Olson*

Dale L. Olson  
Reg. Pro. Land Surveyor

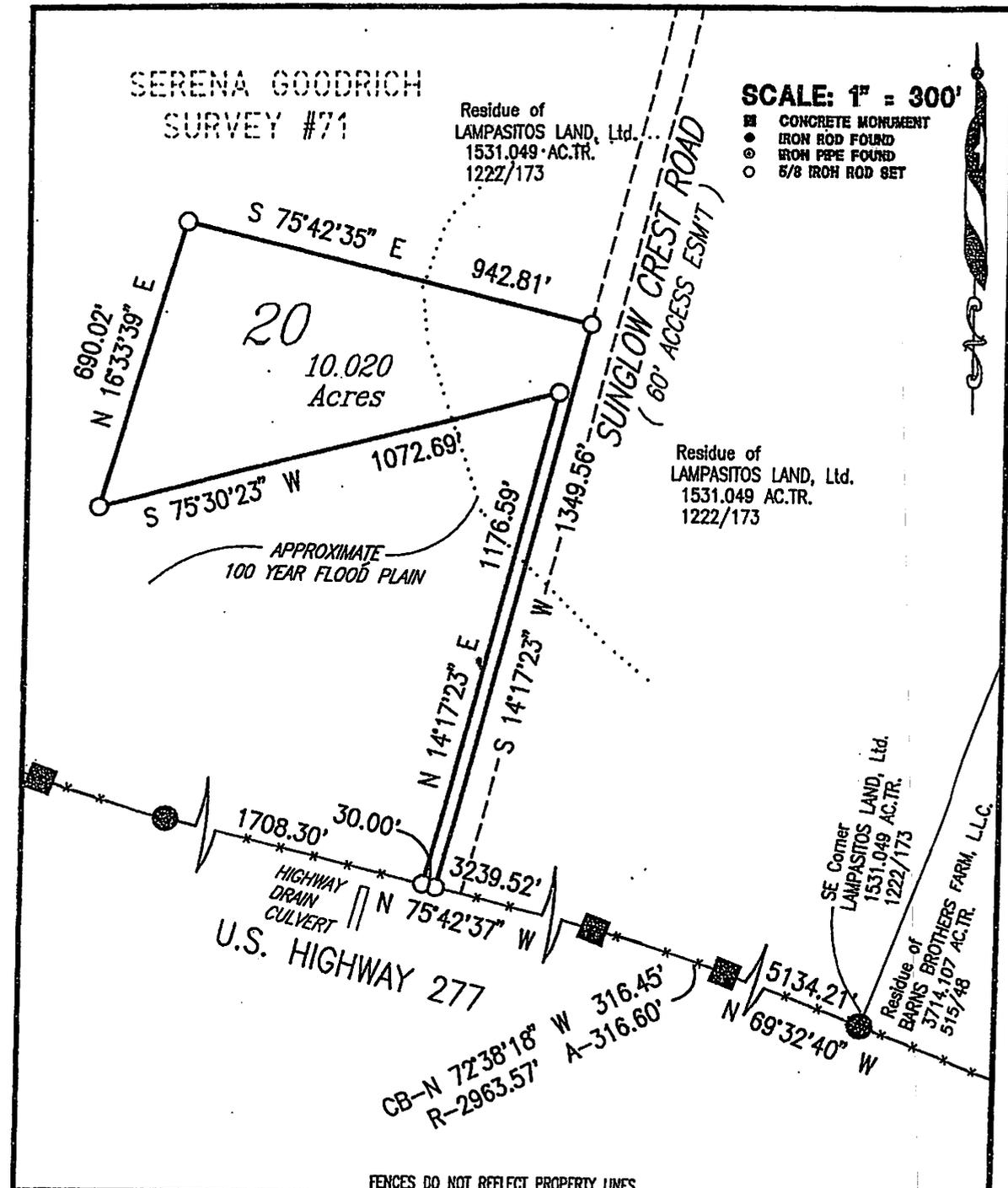


OR Michael D. Olson  
Reg. Pro. Land Surveyor 5386

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Order #: 135309-20

Date Created: 03/01/10



SCALE: 1" = 300'

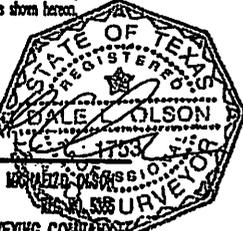
- CONCRETE MONUMENT
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- 5/8 IRON ROD SET

APPROXIMATE  
100 YEAR FLOOD PLAIN

FENCES DO NOT REFLECT PROPERTY LINES

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 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 20, a 10.020 Acre Tract in  
the SERENA GOODRICH SURVEY #71,  
in MAVERICK COUNTY, TEXAS.

SCALE 1" = 300.00'  
DRAWN BY K. Cochrin  
DATE 03 APR 10

SUNSET RANCH ESTATES

ORDER 135309-20 PLAT FILE # -8