

FILED
AT 3:50 O'CLOCK P.M

Notice of Foreclosure Sale

DEC 17 2019

Tuesday, January 7, 2020

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Salina Martinez* Deputy

Deed of Trust:

Dated: March 20, 2019

Grantor: JUAN JOSE ALONZO and DIANA ELIZABETH ALONZO

Trustee: CARLOS J. KLUTTS

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 207330 in Book 1759, Page 381, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 109, A 10.003 ACRE TRACT OUT OF SURVEY NO. 52, 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, 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 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded as Document No. 161705 in Book 1252, Page 368 of the Official Public Records of Maverick County, Texas; said 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 JUAN JOSE ALONZO AND DIANA ELIZABETH ALONZO ("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

EXHIBIT "A"

Page 1 of 2

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

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

FIELD NOTES FOR TRACT NO. 109, A 10.003 ACRE TRACT OUT OF SURVEY NO. 52, BLOCK 6, I&G.N.R.R CO. SURVEY IN MAVERICK COUNTY, TEXAS.

BEING a 10.003 acre tract or parcel of land out of and being a part of the Survey No. 52, A-658, Block 6, I&GNRR Co. Survey in Maverick County, Texas, an being a part of that certain 1531.030 acre tract out of Survey No. 26, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6 I&GNRR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land bein more particularly described by metes and bounds as follows:

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

THENCE with the north line of the said highway and south line of the 1531.030 acre and 3714.107 acre tracts, S 69 deg. 32 min. 40 sec. E, 353.12 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract.

THENCE N 20 deg. 27 min. 20 sec. E, 2472.07 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 71 deg. 00 min. 37 sec. E, 352.02 feet to a 5/8 Inch iron rod set for the northeast corner of this tract.

THNECE S 20 deg. 27 min. 20 sec. W, 1124.65 feet to a 5/8 inch iron rod set for the most northerly southeast corner of this tract.

THENCE N 70 deg. 29 min. 33 sec. W, 321.94 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 20 deg. 27 min. 20 sec. W, 1353.10 feet to a 5/8 Inch iron rod set in the north line of US Highway No. 277 and south line of the 1531.030 acre and 3714.107 acre tracts, for the most southerly southeast corner of this tract.

THENCE with the north line of said Highway and south line of the 1531.030 acre and 3714.107 acre tracts, N 69 deg. 32 min. 40 sec. W, 30.00 feet to the POINT OF BEGINNING, containing 10.003 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.

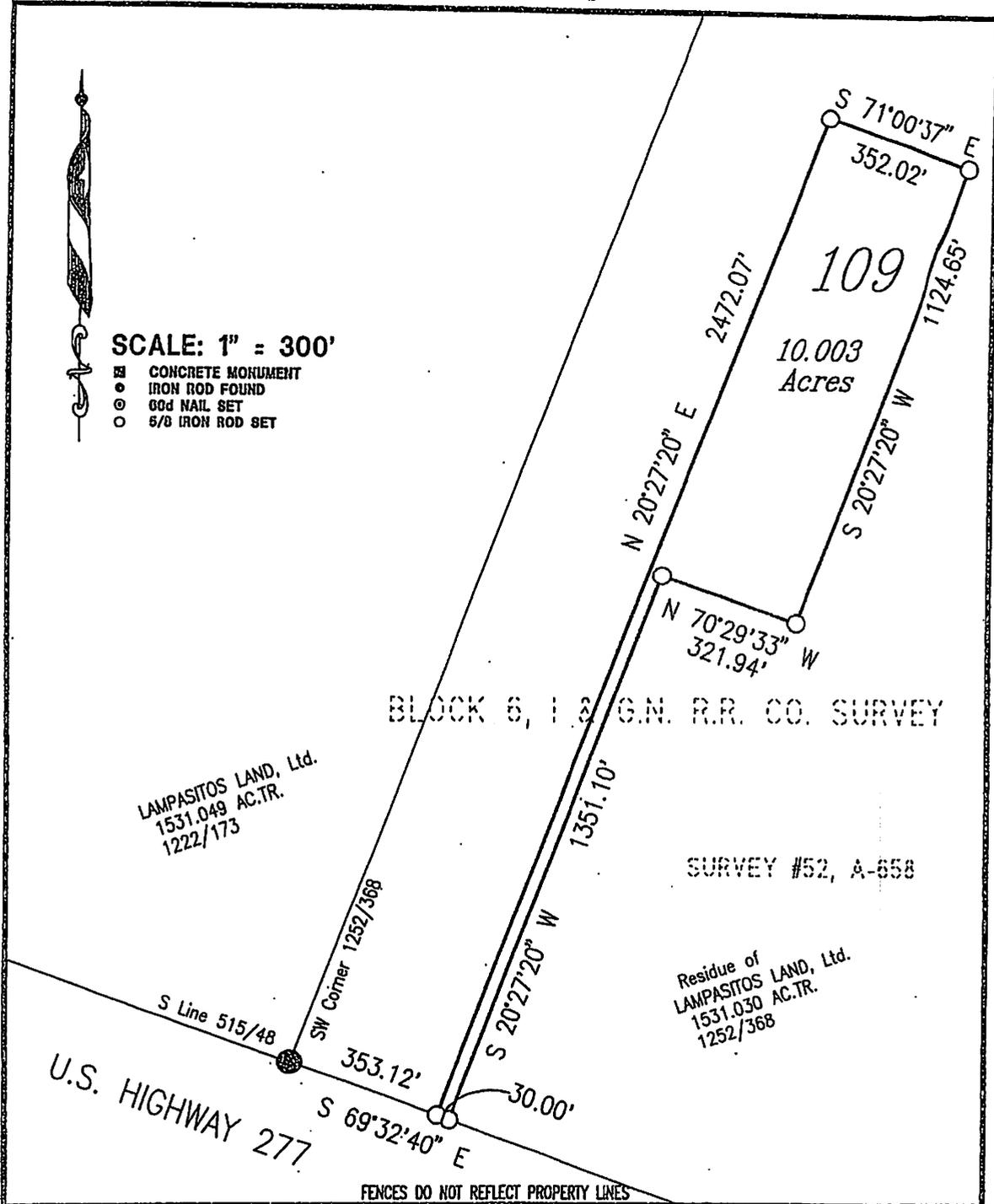
Order #: 135309-109

Date Created: 08/30/10



SCALE: 1" = 300'

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



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

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

SURVEY #52, A-658

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

U.S. HIGHWAY 277

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
DALE L. OLSON
REG. NO. 0753
DALE L. OLSON SURVEYING COMPANY
DATE 03/30/10



DALE L. OLSON

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

SURVEY PLAT
of Tract 109, a 10.003 Acre Tract in
BLOCK 6, I&GN RR Co. SURVEY #52,
A-658, in MAVERICK COUNTY, TEXAS.
in MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES			
DRAFTSMAN:	K. Goehrs				
DATE:	30 AUG 10				
DISK-FILE	308-L109	ORDER	135302-109	PLAT FILE	-0-