

**NOTICE OF TRUSTEE'S SALE**

**Date:** June 15, 2020

**Deed of Trust ("Deed of Trust"):**

**Date:** May 7, 2019

**Grantor:** Martin Esquivel, Michelle Esquivel, Manuel Esquivel, Jr., and Edna Martha Esquivel

**Trustee:** Nathan C. Cace

**Beneficiary:** ALLURE PEBBLE, LLC, a Utah limited liability company

**Recorded As:** Doc. No. 207969, Official Public Records, Maverick County, Texas

**Promissory Note ("Note"):**

**Date:** May 7, 2019

**Borrower:** Martin Esquivel, Michelle Esquivel, Manuel Esquivel, Jr., and Edna Martha Esquivel

**Lender:** ALLURE PEBBLE, LLC, a Utah limited liability company

**Property to be Sold.** The property to be sold (the "Property") is described as follows:

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN MAVERICK COUNTY, TEXAS, AND DESCRIBED AS BEING A PORTION OF SURVEY NO. 29 ½, ABSTRACT NO. 1241, MAVERICK COUNTY, TEXAS AND SAID LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**STARTING AT A POINT BEING THE SOUTHWEST CORNER OF NELLIS LANDS, AS SAID NELLIS LANDS IS SHOWN BY THE MAP OR PLAT OF SAME, WHICH IS RECORDED IN ENVELOPE 46, SIDE 2 (FORMERLY KNOWN AS VOL. 1, PAGE 91), MAP/PLAT RECORDS OF MAVERICK COUNTY, TEXAS;**

**THENCE SOUTH 35 DEGREES, 32' EAST, ALONG THE EAST LINE OF A COUNTY ROAD, 700 FEET TO THE POINT OF BEGINNING;**

**THENCE NORTH 54 DEGREES, 28' EAST, 568.47 FEET TO THE WESTERLY LINE OF LATERAL 40, AN IRRIGATION STRUCTURE OF MAVERICK COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1;**

**THENCE ALONG THE WESTERLY LINE OF SAID LATERAL 40, SOUTH 56 DEGREES, 55' EAST, 107.39 FEET;**

**THENCE SOUTH 54 DEGREES, 28' WEST, 697.2 FEET TO A POINT IN THE EASTERLY RIGHT OF WEEAY LINE OF SAID COUNTY ROAD;**

**THENCE NORTH 35 DEGREES, 32' WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD, 100 FEET TO THE POINT OF BEGINNING.**

**BEING THE SAME LAND DESCRIBED BY METES AND BOUNDS BY DEED RECORDED IN VOL 500, PAGE 027, OFFICIAL PUBLIC RECORDS, MAVERICK COUNTY, TEXAS.**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, July 7, 2020

**Time:** The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place:** At such other location as may be designated by the Maverick County Commissioner for the conduct of non-judicial foreclosure sales.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

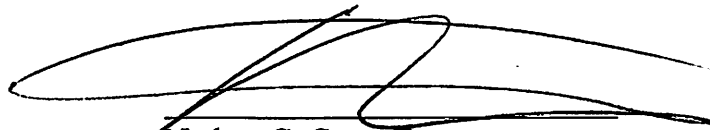
**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including

but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof. Texas

Questions concerning the sale may be directed to the undersigned attorney, Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, Fax (210) 579-2023, email: Nathan@CaceLaw.Com

**Default and Request To Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Trustee, to conduct this sale.

DATE June 15, 2020



Nathan C. Cace, Trustee  
6609 Blanco Road, Suite 235  
San Antonio, Texas 78216  
Tel: (210) 874-2223  
Fax : (210) 579-2023  
Nathan@CaceLaw.com

FILED  
AT 2:00 O'CLOCK P.M.

JUN 16 2020

SARA MONTEMAYOR  
County Clerk, Javelin County, Texas  
Deputy