

NOTICE OF FORECLOSURE SALE

Date: August 10, 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 and Doc. No. 20190084016 in the Official Public Records of Bexar 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;

**FILED
AT 1:420' CLOCK P.M**

AUG 11 2020

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 WEAY 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.

AND

LOTS FOURTEEN (14) AND FIFTEEN (15), BLOCK TWENTY-SIX (26), NCB 1808, BEACON HILL ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 105, PAGES 172-173, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALL PERSONAL PROPERTY ASSOCIATED WITH SUCH REAL PROPERTY.

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

Date: Tuesday, September 1, 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 location as may be designated by the Maverick County Commissioner for the conduct of non-judicial foreclosure sales.

Nathan C. Cace and Ron Layer are Trustees under the Deed of Trust. Mortgagee instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction and the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Tex. Property Code § 51.016

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.

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.

This Notice of Foreclosure sale is given pursuant to Tex. Property Code § 51.002(a) which states, in relevant part, "...if the property is located in more than one county, the sale may be made at the courthouse in any county in which the property is located". Please see *Segal v. Emmes Capital, L.L.C.*, 155 S.W.3d 267, 2004 Tex. App. LEXIS 2319 "If the deed of trust covered several non-contiguous pieces of property, each of which lay in only one county, and none of which lay in the same county, the trustee could sell all pieces of property in any of the counties in which any piece of property lay."

DATE August 10, 2020



Nathan C. Cace, Trustee
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