

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice of Foreclosure Sale

Tuesday, December 1, 2020

Deed of Trust:

Dated: August 26, 2010

Grantor: ARTURO MORALES and DUBELZA R. MORALES

Trustee: CARLOS J. KLUTTS

Substitute Trustee: ADRIAN VOORHIES
P.O. Box 1845
Austin, Travis County, Texas 78767

Lender: CARRIZO RANCH VENTURES, LTD., a Texas limited partnership

Recorded in: Document No. 162088, in Book 1256, Page 219, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 48, A 20.008 ACRE TRACT IN THE PETER R. GARNER SURVEY, MAVERICK COUNTY, TEXAS.

BEING a 20.008 acre tract or parcel of land out of and being a part of the Peter Garner Survey No. 17, A-120, in Maverick County, Texas and being a part of that certain 874.695 acre tract in the G.C.&S.F. RR Co. Survey No. 1, A-1055, the C.P. Scales Survey No. 1, A-1375, the Peter R. Garner Survey No. 17, A-120, the William Kelso Survey No. 6, A-1305, and the Jose De Jesus Garcia Survey No. 19, A-117, as described in an Assumption Warranty Deed from James E. Egloff and M. Alan Bergstrom to Carrizo Ranch Ventures, Ltd., a Texas Limited Partnership, dated July 26, 2005, recorded in Volume 887, Page 477, Maverick County Deed Records and being that same tract described in a deed from Judy H. Callahan, et vir, to M. Alan Bergstrom and James E. Egloff, dated July 5, 2005, recorded in volume 884, Page 159, Maverick County Deed Records; said 20.008 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes.

FILED
AT 1:24 O'CLOCK P.M.

NOV 09 2020

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

Secures: Real Estate Lien Note ("Note") in the original principal amount of

\$54,000.00, executed by ARTURO MORALES and DUBELZA R. MORALES, ("Borrower") and payable to the order of Lender

Foreclosure Sale:

- Date:** Tuesday, December 1, 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.

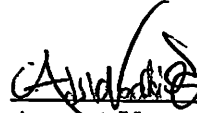
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described 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, Substitute 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 Substitute Trustee.



ADRIAN VOORHIES, Substitute 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 20.008 ACRE TRACT IN THE PETER R. GARNER SURVEY, MAVERICK COUNTY, TEXAS.

BEING a 20.008 acre tract or parcel of land out of and being a part of the Peter R. Garner Survey No. 17, A-120, in Maverick County, Texas, and being a part of that certain 874.695 acre tract in the G.C.&S.F. RR Co. Survey No. 1, A-1055, the C.P. Scales Survey No. 1, A-1375, the Peter R. Garner Survey No. 17, A-120, the William Kelso Survey No. 6, A-1305, and the Jose DeJesus Garcia Survey No. 19, A-117, as described in an Assumption Warranty Deed from James E. Egloff and M. Alan Bergstrom to Carrizo Ranch Ventures, Ltd., a Texas Limited Partnership, dated July 26, 2005, recorded in Volume 887, Page 477, Maverick County Deed Records and being that same tract described in a deed from Judy H. Callahan, et vir, to M. Alan Bergstrom and James E. Egloff, dated July 5, 2005, recorded in Volume 884, Page 159, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found at a fence corner in the northeast line of Farm to Market Road No. 1021, the south or southeast corner of that certain 166.15 acre tract described as Tract 2 in a deed from Travelers Insurance Company to Amistad Cattle Company, recorded in Volume 317, Page 1, Maverick County Deed Records, the west or southwest corner of the 874.695 acre tract.

THENCE with the northeast line of Farm to Market Road No. 1021, the southwest line of the said 874.695 acre tract, S 44 deg. 22 min. 14 sec. E, 2264.29 feet to a fence post angle; S 44 deg. 15 min. 53 sec. E, 965.88 feet to a fence angle post; S 44 deg. 13 min. 37 sec. E, 4312.29 feet to a 5/8 inch iron rod set where same intersects the center of Sundance Ranch Road, a 60 foot access easement.

THENCE with the center of Sundance Ranch Road, N 30 deg. 44 min. 51 sec. E, 1933.19 feet to a 5/8 inch iron rod set; N 31 deg. 25 min. 02 sec. E, 1325.03 feet to a 5/8 inch iron rod set where same intersects the center of Sunrise Run, a 50 foot access easement.

THENCE with the center of Sunrise Run, N 60 deg. 22 min. 03 sec. W, 1398.13 feet to a 5/8 inch iron rod set in the center of a 50 foot radius cul-de-sac for the POINT OF BEGINNING, the east corner of this tract, from which a 5/8 inch iron rod set for reference bears S 44 deg. 37 min. 48 sec. W, 50.00 feet.

THENCE S 44 deg. 37 min. 48 sec. W, 878.04 feet to a 5/8 inch iron rod set for the south corner of this tract.

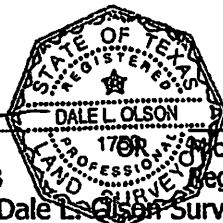
THENCE N 38 deg. 34 min. 46 sec. W, 1078.66 feet to a bolt found at a fence corner, the south corner of that certain 415.4 acre tract described as Tract 1 in the said deed to Amistad Cattle Company, an interior corner of the 874.695 acre tract, for the west corner of this tract.

THENCE with the southeast line of the Amistad Cattle Company 415.4 acre tract and upper northwest line of the 874.695 acre tract, N 45 deg. 00 min. 00 sec. E, 752.80 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 45 deg. 14 min. 51 sec. E, at 1016.23 feet pass a 5/8 inch iron rod set for reference in the said cul-de-sac, in all, 1066.23 feet to the POINT OF BEGINNING, containing 20.008 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson
Reg. Pro. Land Surveyor 5386

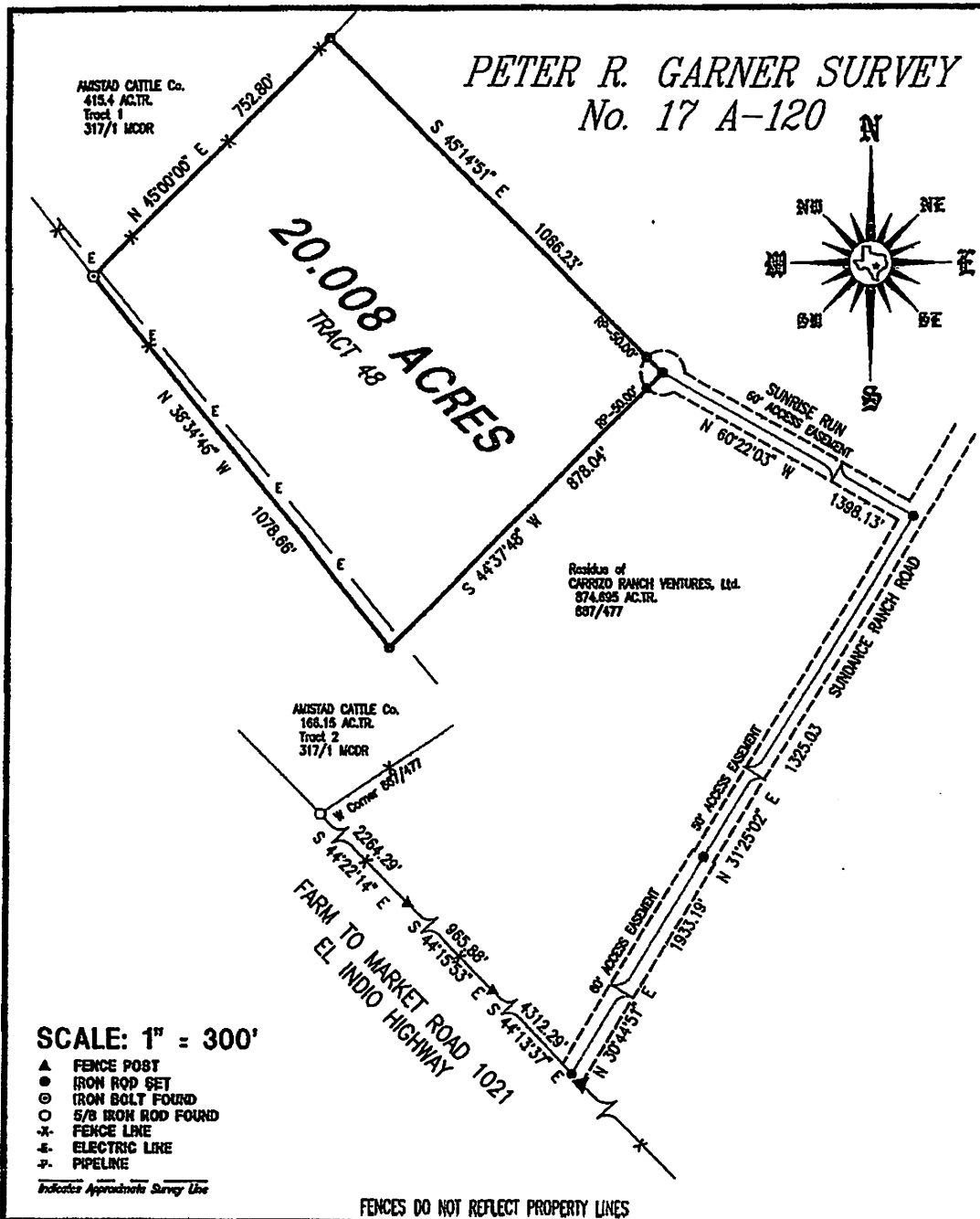
©2005 Dale L. Olson Surveying Co.

Order #: 127305-48

Date Created: 07/14/05

EXHIBIT "A"

Page 2 of 2



SCALE: 1" = 300'

- ▲ FENCE POST
- IRON ROD SET
- ⊙ IRON BOLT FOUND
- 5/8 IRON ROD FOUND
- x- FENCE LINE
- E- ELECTRIC LINE
- P- PIPELINE

Indicates Approximate Survey Line

FENCES DO NOT REFLECT PROPERTY LINES

The undersigned does hereby certify for the State 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 coats in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

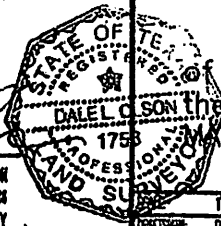
DALE L. OLSON

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

SURVEY PLAT

a 20.008 ACRE TRACT in
the PETER R. GARNER SURVEY,
MORRIS COUNTY, TEXAS.

Dale L. Olson
DALE L. OLSON MICHAEL D. OLSON
REG. NO. 8753 REG. NO. 8208
DALE L. OLSON SURVEYING COMPANY
DATE: 07/14/05



DATE	14 JUL 05	DESK-FILE	104-L-04	ORIGIN	127326	PLAT FILE	-6-
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