

Notice of Trustee's Sale

Date: January 11, 2021

Promissory Note: As referenced in the Deed of Trust

FILED
AT 4:05 O'CLOCK P

Deed of Trust

JAN 11 2021

Date: July 15, 2020
Grantor: Adrian Diaz
Lender: Chad H. Foster, Jr.
Property:

SARA MCNEEMAYOR
County Clerk Maverick County, Texas
By Deputy

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being all that (those) certain tract(s) or parcel(s) of land and all improvements thereon, lying and being situated in Maverick County, Texas described as Lot 15, Block 1, South Elm Creek Subdivision (Final Plat), Eagle Pass, Maverick County, Texas, and being the same land described in that Trustee's Deed dated November 1, 2011, from Crawford Adams Rhodes, Trustee, to Chad H. Foster, which is of record in Book 1315, Page 337, Official Public Records, Maverick County, to which the deed and the record thereof, reference is here made for a further description of said land and for all purposes pertinent thereto.

Trustee: Kathryn Kluge

Date of Sale (first Tuesday of month): February 2, 2021

Time of Sale: 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 of Sale: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

Default has occurred in the Deed of Trust. Grantor has failed to cure the default after notice, and the period to cure has expired. Lender, the owner and holder of the Deed of Trust, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Deed of Trust. The purchase price is payable immediately on acceptance of the bid by the Trustee. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Kathryn Kluge