

Notice of Trustee's Sale

Date: April 13, 2021

FILED
AT 10:25 O'CLOCK AM

Promissory Note: As referenced in the Deed of Trust

APR 13 2021

Deed of Trust

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

Date: August 8, 2017
Grantor: Juan Pedraza and Maria R. Pedraza
Lender: Rosita Creek Ranch, LLC
Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being a severance of Tract 01 (10.03 grid acres of land, more or less) located in Maverick County, Texas, being out of and parts of A.P. Blocker Survey 65, Abstract No. 1303 and L. Breeding Survey 72, Abstract No. 1031, and also being out of and a part of that same certain tract called 515.86 acres as described in conveyance document to Rosita Creek Ranch, LLC, recorded in Volume 1629, Page 142 of the Maverick County Official Public Records, as more particularly described by metes and bounds within said Deed of Trust recorded in Book 1667, Pages 1 – 12 of the Maverick County Official Public Records.

Trustee: Kathryn Kluge, Catrina Purcell Longoria, Patrick J. Kelly

Date of Sale (first Tuesday of month): May 4, 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