

Notice of Trustee's Sale

Date: July 12, 2021

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

FILED
AT 3:24 O'CLOCK PM

JUL 12 2021

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

Date: June 8, 2020
Grantor: Fortino Vargas, Jr. and Cielo Jerusalem Vargas
Lender: Terrenos Con Futuro, LLC
Recorded In: Document No. 214416, Book 1838, Pages 5-14, Official Public Records,
Maverick County, Texas.

Property:
SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being Lot 31, in Block 2 of Rosita Gardens Subdivision, Maverick County, Texas, according to the Map or Plat thereof recorded in/under Envelope 107, Side A, Map/Plat Records, Maverick County, Texas, and being that same property with a situs address of 3122 Rosita Valley Road, Eagle Pass, Texas 78852.

Trustee: Kathryn Kluge

Date of Sale (first Tuesday of month): August 3, 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