

Notice of Substitute Trustee's Sale

FILED  
AT 10:42 O'CLOCK A M

OCT 12 2021

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By [Signature] Deputy

Date: October 12, 2021

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: March 20, 2018

Grantor: Edgar Emanuel Garza and Janice Moreno

Lender: Rosita Creek Ranch, LLC

Recording Information: Deed of Trust recorded under Document No. 202298, Book 1702, Pages 216-226, Official Public Records, Maverick County, Texas; as modified in that certain Modification and Extension Agreement recorded under Document No. 218755, Book 1890, Pages 415-425, Official Public Records, Maverick County, Texas.

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being a severance Survey of Tract 13 (10.01 acres, more or less) of land located in Maverick County, Texas, being out of and parts of W. Lewis Survey 73, 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 Official Public Records, Maverick County, Texas, and being more particularly described by metes and bounds in Exhibit "A" to that certain Deed of Trust dated March 20, 2018, recorded under Document No. 202298, Book 1702, Pages 216-226, Official Public Records, Maverick County, Texas.

Substitute Trustee: Kathryn Kluge, Catrina Longoria, and/or Patrick Kelly

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

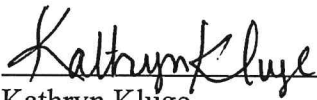
Time of Sale: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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 and Modification Agreement. 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 Substitute 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.

Substitute 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 Substitute 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