

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 7, 2021

Deed of Trust:

Dated: October 14, 2020

Grantor: MARIO HUMBERTO LONGORIA

Trustee: CARLOS J. KLUTTS

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

Lender: LAMPASITOS LAND LTD., a Texas limited partnership

Recorded in: Document No. 217240 in Book 1872, Pages 419-429, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 81, A 20.498 ACRE TRACT OUT OF THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 20.498 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas and being a part of the Serena Goodrich Survey No. 71, in Maverick County, Texas and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited Partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas; said 20.498 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.

FILED
AT 2:50 CLOCK P.M.

NOV 16 2021

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By: Deputy

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by MARIO HUMBERTO LONGORIA ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, December 7, 2021
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, Substitute 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.

A handwritten signature in black ink, appearing to read "Adrian D. Voorhies", is written over a horizontal line. The signature is stylized and somewhat cursive.

ADRIAN D. 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. 81, A 20.498 ACRE TRACT OUT THE SERENA GOODRICH SURVEY NO. 71, IN MAVERICK COUNTY, TEXAS.

BEING a 20.498 acre tract or parcel of land out of and being a part of the Serena Goodrich Survey No. 71, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 5134.21 feet to a concrete right of way marker found at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 2963.57 feet; whose long chord bears N 72 deg. 38 min. 18 sec. W, 316.45 feet; 316.60 feet along the arc to a concrete right of way marker found at end of said curve.

THENCE continuing with the north line of US Highway No. 277 and south line of the 1531.049 acre tract, N 75 deg. 42 min. 37 sec. W, 3209.56 feet to a 5/8 inch iron rod set where same intersects the center of a 60 foot access easement.

THENCE with the center of said 60 foot access easement, N 14 deg. 17 min. 23 sec. E, 2294.69 feet to a 5/8 inch iron rod set; N 14 deg. 17 min. 18 sec. E, 1480.06 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

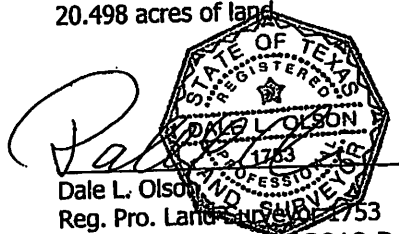
THENCE with the center of the last mentioned 60 foot access easement, N 75 deg. 42 min. 45 sec. W, 633.27 feet to a 60d nail set for the POINT OF BEGINNING, for the northeast corner of this tract, from which a 5/8 inch iron rod bears S 14 deg. 17 min. 20 sec. W, 30.00 feet.

THENCE S 14 deg. 17 min. 20 sec. W, 1480.04 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 75 deg. 42 min. 36 sec. W, 603.31 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 14 deg. 17 min. 20 sec. E, 1480.01 feet to a 60d nail set in the center of the last mentioned 60 foot access easement, from which a 5/8 inch iron rod set for reference bears S 14 deg. 17 min. 20 sec. W, 30.00 feet.

THENCE with the center of the last mentioned 60 foot access easement, S 75 deg. 42 min. 45 sec. E, 603.31 feet to the POINT OF BEGINNING, containing 20.498 acres of land.



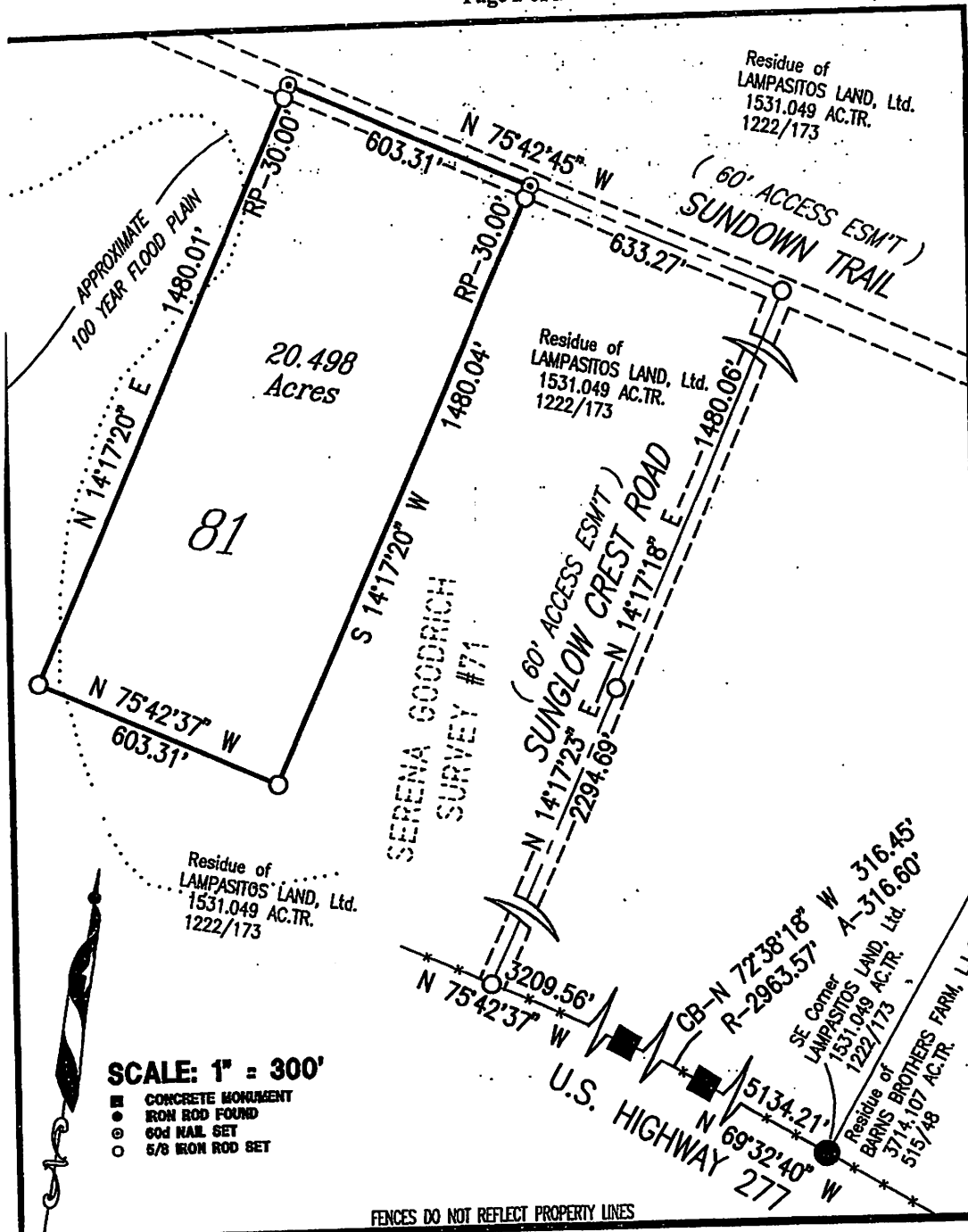
Dale L. Olson
Reg. Pro. Land Surveyor No. 1753

OR Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Date Created: 03/01/10

Order #: 135309-81



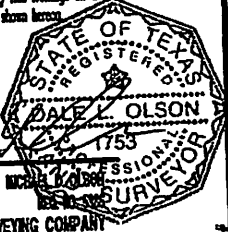
SCALE: 1" = 300'

- CONCRETE MONUMENT
- IRON ROD FOUND
- ⊙ 60d NAIL SET
- 5/8 IRON ROD SET

FENCES DO NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to the title Agent, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property hereby 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 marks in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

Dale L. Olson
DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 1753
DALE L. OLSON SURVEYING COMPANY
DATE: 03/01/10



DALE L. OLSON

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

SURVEY PLAT
of Tract 80, a 21.517 Acre Tract in
the SERENA GOODRICH SURVEY #71, and
BLOCK 6, I. & G.N. RR. Co. SURVEY #25,
A-631, in MAVERICK COUNTY, TEXAS.

SCALE:	1" = 300.00'	SUNSET RANCH ESTATES		
DRAWN BY:	L. G. G. G.	ORDER /	15379-80	PLAT FILE / -
DATE:	03/01/10	DESK-FILE	328-L-80	