

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: February 5, 2015
Grantor: HECTOR S. BARBA and JULIAN DIAZ
Trustee: JONATHAN P. FRIDAY
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. 185540 in Book 1506, Pages 48-56, of the Official Public Records of Maverick County, Texas
Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 186, A 20.027 ACRE TRACT OUT OF SURVEY NO. 51 AND SURVEY NO. 52, BLOCK 6, I & G.N. R.R. CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.027 acre tract or parcel of land out of and being a part of the Survey No. 51, A-657, and Survey No. 52 A-658, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-633, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated August 12, 2010, and recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from HERRINTON PARTNERS, LTD., to BARNES BROTHERS FARMS, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records; said 20.027 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 2:57 O'CLOCK P

NOV 16 2021

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

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by HECTOR S. BARBA and JULIAN DIAZ ("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.



ADRIAN D. VOORHES, Substitute Trustee

EXHIBIT "A"

Page 1 of 2

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. 186, A 20.027 ACRE TRACT OUT OF SURVEYS NO. 51 AND 52, BLOCK 6, I&G.N. R.R CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.027 acre tract or parcel of land out of and being a part of Survey No. 51, A-657, and Survey No. 52, A-658, Block 6, I&GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.030 acre tract out of Survey No. 26, A-632, Survey No. 27, A-633, Survey No. 51, A-657, Survey No. 52, A-658, and Survey No. 57, A-663 Block 6, I&GN RR Co. Survey, in Maverick County, Texas, being described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Aug. 12, 2010, recorded in Book 1252, Page 368, Maverick County Deed Records. Said 1531.030 acre tract being a part of that certain 3714.107 acre tract described in a deed from Herrinton Partners, Ltd, to Barnes Brothers Farms, LLC, recorded in Vol. 515, Page 48, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southwest corner of the said 1531.030 acre tract, a 5/8 inch iron rod found in the north line of US Highway No. 277 and south line of the 3714.107 acre tract, the southeast corner of that certain 1531.049 acre tract described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., recorded in Vol. 1222, Page 173, Maverick County Deed Records.

THENCE with the west line of the 1531.030 acre tract common with the east line of the 1531.049 acre tract, N 20 deg. 27 min. 20 sec. E, 4070.19 feet to a 5/8 inch iron rod found where same intersects the center of Sunbeam Ridge Road, a 60 foot access easement.

THENCE with the center of Sunbeam Ridge Road, N 83 deg. 26 min. 33 sec. E, 2656.60 feet to a 5/8 inch iron rod set where same intersects the center of Sunbird Run, another 60 foot access easement.

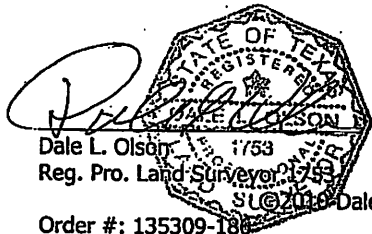
THENCE with the center of Sunbird Run, S 19 deg. 18 min. 50 sec. W, 1316.78 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the northwest corner of this tract, from which a 5/8 inch iron rod set in the east line of said easement bears S 70 deg. 41 min. 10 sec. E, 30.00 feet.

THENCE S 70 deg. 41 min. 10 sec. E, 1731.07 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 19 deg. 18 min. 59 sec. W, 503.96 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 70 deg. 41 min. 10 sec. W, 1731.08 feet to a 5/8 inch iron rod set in the center of Sunbird Run, for the southwest corner of this tract, from which a 5/8 inch iron rod set for reference in the east line of said easement bears S 70 deg. 41 min. 10 sec. E, 30.00 feet.

THENCE with the center of Sunbird Run, N 19 deg. 18 min. 50 sec. E, 503.96 feet to the POINT OF BEGINNING, containing 20.027 acres of land of which approx. 12.187 acres are in Survey No. 51, and approx. 7.840 acres are in Survey No. 52.



Dale L. Olson
Reg. Pro. Land Surveyor

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

Order #: 135309-186 Dale L. Olson Surveying Co.

Date Created: 08/30/10

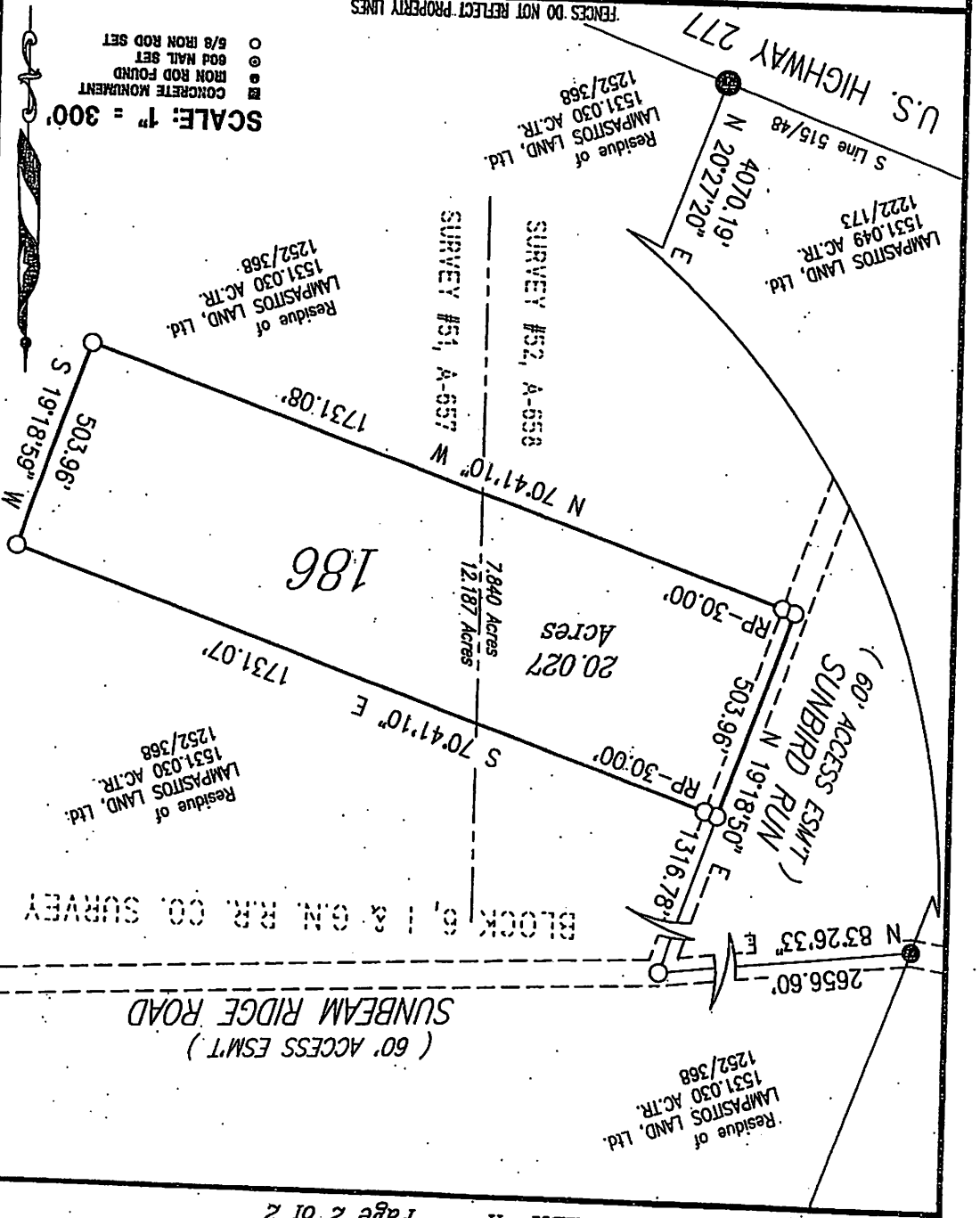
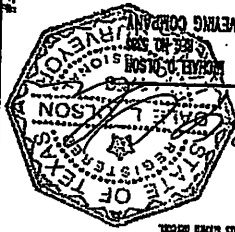
DATE: 07/20/10
 DATE OF SURVEY: 07/20/10
 SCALE: 1" = 300'
 SURVEY PLAT
 of Tract 186, a 20.027 Acre Tract
 in BLOCK 6, I&GN RR Co. SURVEYS,
 #51, A-657, and #52, A-658,
 in MAVERICK COUNTY, TEXAS.

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

DALE L. OLSON SURVEYING COMPANY
 DALE L. OLSON
 REG. NO. 253
 STATE OF TEXAS

THE UNDERSIGNED DOES HEREBY CERTIFY BY THE SIGNATURE AND SEAL HEREON THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR WHO HAS PERSONALLY AND INDEPENDENTLY CONDUCTED THE SURVEY HEREON, AND THAT HE IS A MEMBER IN GOOD STANDING OF THE TEXAS SURVEYORS ASSOCIATION.

DATE: 07/20/10



SCALE: 1" = 300'

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

FENCES DO NOT REFLECT PROPERTY LINES