

FILED  
AT 3:18 O'CLOCK P.M.

Notice of Trustee's Sale

DEC 14 2021

Date: December 14, 2021

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

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: April 14, 2021  
Grantor: Janel Alexandria Macias  
Lender: Quemado Valley Land Company, LLC  
Recording Info: Deed of Trust recorded under Document No. 219786, Official Public Records, Maverick County, Texas

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being a severance survey of Tract 9 (10.12 acres, more or less), of land lying in Maverick County, Texas, being out of and a part of Tract 14, Block D-1, of Quemado Valley Lands of G. Bedell Moore, recorded in Envelope 9, Side 1 of the Maverick County Map Records, and also being out of and a part of that same certain tract (parent tract) described in conveyance document to Quemado Valley Land Company, LLC, recorded in Book 1819, Page 255 of the Maverick County Official Public Records, Maverick County, Texas and being more particular described by metes and bounds in Exhibit "A" of that said Deed of Trust recorded under Document No. 219786, Official Public Records, Maverick County, Texas.

Trustee: Kathryn Kluge

Date of Sale (first Tuesday of month): January 4, 2022

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