

Notice of Trustee's Sale

Date: April 8, 2022

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

FILED
AT 1:47 O'CLOCK PM

APR 08 2022

SAPA MONTEMAYOR
County Clerk Maverick County, Texas
By: *Salina Martire* Deputy

Date: October 22, 2021
Grantor: Margarita Salinas Mittag
Lender: Rosita Creek Ranch, LLC
Recording Information: Deed of Trust recorded under Document No. 2113531,
Official Public Records, Maverick County, Texas.

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being a severance survey of Tract 38 (11.27 acres, more or less) of land located in Maverick County, Texas, being out of and parts of G. Santos Survey 21, Abstract No. 811 and W. Johnson Survey 20, Abstract No. 723, also being out of and a part of that same certain tract called 515.86 acres (parent tract) as described in conveyance document to Rosita Creek Ranch, LLC, recorded in Volume 1629, Page 142 of the Maverick County Official Public Records, Maverick County, Texas and being more particularly described by metes and bounds in Exhibit "A" of that certain Deed of Trust dated October 22, 2021 recorded under Document No. 2113531, Official Public Records, Maverick County, Texas.

Trustee: Kathryn Kluge

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