

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF MAVERICK §

DEED OF TRUST:

Date: June 20, 2014
Grantor: Jesus Trejo Garcia
Original Beneficiary: Shoemake Family Partners of Mississippi, L.P
Trustee: Maribel Flores
Recording Info: Document No. 181889 and Book 1463 Page 405 of the Real Property Records of Maverick County, Texas

CURRENT BENEFICIARY: Shoemake Family Partners of Mississippi, L.P

SUBSTITUTE TRUSTEE: Calvin Speer and/or Melody Speer and/or Wendy Speer and/or David Garvin

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

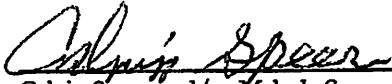
PROPERTY DESCRIPTION: Please see Exhibit "A" attached hereto and made apart hereof for all purposes.

DATE OF SALE: Tuesday, May 3, 2022
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Maverick County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Maverick County Courthouse, or, if there is no such entrance, then at the west wall of the Maverick County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: April 11, 2022


Calvin Speer and/or Melody Speer and/or
Wendy Speer and/or David Garvin
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

FILED
AT 11:51 O'CLOCK AM

APR 11 2022

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By:  Deputy

THENCE S 66° 41' 17" W, along and adjoining N boundary of said Tract I, and in part with said centerline of easement, at 488.38 feet passing SW boundary of Survey No. 26 at a point lying S 43° 45' 19" E 178.99 feet from its said N corner on this described land, now in Survey No. 15, at 1336.76 feet passing E R.O.M. of that certain encumbering 60-foot road and utility easement termed Exhibit "B" in said parent Deed of 433.430 acres

THENCE S 23° 18' 43" E, along and adjoining W boundary of the adjacent and adjoining 20.75 acres termed Tract O of this subdivision, at 396.32 feet passing SR boundary of Survey No. 73 at a point lying N 45° 00' 00" E 568.34 feet from its N corner on this described land, now in Survey No. 26 at 741.52 feet passing N right-of-way of the hereinafter described encumbering 50-foot road and utility access easement, and containing now into it a total of 766.53 feet to the 1000 plastic-capped iron spike set flush by steel tee post to mark the common corner of Tracts I, M, O and P of this subdivision in centerline of said easement, the SR and eastmost corner of this described land, from which the 1000 plastic-capped iron spike set flush by steel tee post to mark the SE and eastmost corner of the adjacent and adjoining Tract I bears S 23° 18' 43" E 600.96 feet;

THENCE S 23° 18' 43" E, along and adjoining W boundary of the parent Deed of 433.430 acres bears N 23° 18' 43" E 694.52 feet; the NE and northmost corner of said Tract N in N boundary of said Tract which the 1000 plastic-capped iron spike set flush to mark NE and northmost corner of this described land, in Survey No. 73, and adjoining 20.01 acres termed Tract N of this subdivision, the steel tee post to mark the SE and eastmost corner of the adjacent beginning at the 1000 plastic-capped iron spike set flush by

beginning at the 1000 plastic-capped iron spike set flush by south 1742.30 feet from this point of beginning); positioning satellite system stationed at 1000 plastic-capped iron spike on said 433.430 acres lying East 3707.45 feet and South 1742.30 feet from this point of beginning, and declinate 0° 04' 49" from North meridian established by global triangulation station "CAMTINA 1914" lying East 90949.03 feet and South 5751.05 feet from this point of beginning, and declinate adjustment for convergence of meridians based on North meridian observed at United States Coast & Geodetic Survey first Order and bounds as follows (the bearings shown are geodetic without Nevada County, Texas, and more particularly described by meters and recorded in Book 584, pages 166-176, of the Deed records of from Calcat, Inc., to Sleeping Spring Ranch, L.C. on 19 May 2000 part of that certain 433.430 acres described in Warranty Deed Abstract 1070, Maverick County, Texas, out of the northwesterly part of Survey No. 73, William Mc. E. Lewis, Original Grantee, 19, Jose de Jesus Garcia, Original Grantee, Abstract 117, and Campbell, Original Grantee, Abstract 1190, partly in Survey No. 26, Mrs. Martha Ranch subdivision, lying partly in Survey No. 26, Mrs. Martha Being 20.01 acres of land to be termed Tract N of Sleeping Spring

Field Notes of a survey made 18 February 2003.

S STATE OF TEXAS
S COUNTY OF VALDE
S 20 FEBRUARY 2003

EXHIBIT "A"

OFFICE 330-778-4545
FAX 330-778-0291
P.O. BOX 1111
VALDE TEXAS 7802

(and terminus of said 50-foot road and utility access easement), at 1345.20 feet passing 100d plastic-capped iron spike set flush by steel tee post to mark this line, and continuing across said 60-foot easement a total of 1474.13 feet to the NW corner of Tract L and the SW and southmost corner of this described land, in curve of E right-of-way of Maverick County Water Control & Improvement District No. 1 Main Canal;

THENCE upstream along and adjoining said easterly R.O.W. of Main Canal, 75.00 feet right of and parallel to and/or concentric with its centerline, and to right of existing roadway, as follows:

Along the arc of a curve to the right, having a radius of 283.10 feet and turning $7^{\circ} 01' 28''$, 34.71 feet (chord bears $N 14^{\circ} 54' 52'' E 34.69$ feet) to its Point of Tangent;

$N 18^{\circ} 25' 36'' E 343.42$ feet to its Point of Curve;

Along the arc of a curve to the left, having a radius of 647.95 feet and turning $38^{\circ} 03' 41''$, 430.43 feet (long chord bears $N 0^{\circ} 36' 14'' W 422.56$ feet) to its Point of Tangent;

And $N 19^{\circ} 38' 04'' W 93.42$ feet to the SW and southmost and westmost corner of said adjacent and adjoining 20.01 acres termed Tract N of this subdivision; the NW corner of this described land;

THENCE $N 66^{\circ} 41' 17'' E$, into said 433.430 acres and along and adjoining the S boundary of said adjacent Tract N, at 60.16 feet passing E right-of-way of said encumbering 60-foot road and utility easement termed Exhibit "B" in said parent Deed of 433.430 acres, at 100.10 feet passing 100d plastic-capped iron spike set flush by steel tee post to mark this line, at 241.93 feet passing NE boundary of Survey No. 19, now again in Survey No. 73 and continuing a total of 996.06 feet to the Point of Beginning, constituting 20.01 acres of land within the described boundary, being 9.25 acres in Survey No. 19, 7.65 acres in Survey No. 73, and 3.11 acres in Survey No. 26; with said 60-foot road and utility access easement encumbering along its entire W boundary, with 25-foot road and utility access easement encumbering along its entire S boundary as hereinafter described, and having no other visible easements, encroachments or exceptions.

ROAD AND UTILITY ACCESS EASEMENT:

Being a 50-foot road and utility access easement lying along marked boundaries of Tracts in Sleeping Spring Subdivision, lying 25.00 feet to either side of its centerline, which is more particularly described by metes and bounds as follows (the bearings shown accord with those of the hereinbefore described Tract):

Beginning at the 100d plastic-capped iron spike set flush under high game fence in W boundary of that certain adjacent and adjoining 25.37 acres termed Tract V of this subdivision, the E terminus of this described easement, and a common corner of Tracts T and U:

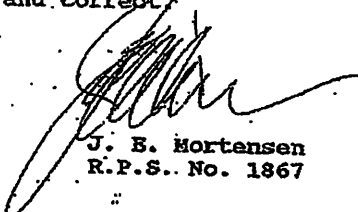
THENCE $S 66^{\circ} 41' 17'' W$, along and adjoining the common boundary of said Tracts T and U, at 666.22 feet passing 100d plastic-capped iron spike set flush by steel tee post to mark the common N corner of Tracts S and U, continuing now along common boundary of Tracts T and S at 1074.33 feet passing 100d plastic-capped iron spike set flush by steel tee post to mark the common S corner of Tract R and T, continuing now along common boundary of Tracts R and S at 1332.44 feet passing 100d plastic-capped iron spike set flush by steel tee post to mark the common N corner of Tracts Q and S, continuing now along common boundary of Tracts Q and R at 1973.73 feet passing 100d plastic-capped iron spike set flush by steel tee post set flush by steel tee post to mark common S corner of Tracts Q and R, continuing now along common

boundary of Tracts O and Q at 1998.66 feet passing 100d plastic-capped iron spike set flush to mark common N corner of Tracts P and Q, and continuing now along common boundary of Tracts O and P a total of 2122.06 feet to the 100d plastic-capped iron spike set flush to mark their common anglepoint;

THENCE S 42° 29' 16" W, continuing along common boundary of Tracts O and P, 643.14 feet to the 100d plastic-capped iron spike set flush by steel tee post to mark the common corner of Tracts L, M, O and P;

THENCE S 66° 41' 17" W along common boundary of Tracts L and M, at 468.38 feet passing SW boundary of Survey No. 26 at a point lying S 43° 45' 19" E 170.99 feet from its W corner in Tract M, now in Survey No. 19 and continuing a total of 1336.76 feet to the E right-of-way of that certain adjacent and adjoining 60-foot road and utility access easement termed Exhibit "B" in the hereinbefore cited parent Deed of 433.430 acres, the W terminus of this described easement, from which the 100d plastic-capped iron spike set flush by steel tee post bears S 66° 41' 17" W into said 60-foot easement 8.44 feet, and occupying 4.71 acres.

It is hereby certified that the foregoing description was prepared from an actual survey made on the ground, under my supervision, and that the same is true and correct.



J. E. Mortensen
R.P.S. No. 1867