

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, August 2, 2022

Deed of Trust:

Dated: October 7, 2019

Grantor: DOUBLE M RANCH & FARMS LLC, a Texas limited liability company, MICHELLE L. HAYES, Sole Member

Trustee: CARLOS J. KLUTTS

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

Lender: HERMOSA VISTA VENTURES, LP, a Texas limited partnership, acting by and through its General Partner, HVV LAND, LLC, a Texas limited liability company, JAMES E. EGLOFF, Manager

Recorded in: Document No. 210794 in Book 1796, Pages 14-24, of the Official Public Records of Maverick County, Texas

Property: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 2, A 11.220 ACRE TRACT OUT OF BLOCK A, FIRST SUBDIVISION OF INDIO LANDS, MAVERICK COUNTY TEXAS.

BEING a 11.220 acre tract or parcel of land in Clearwater Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being out of Block A, First Subdivision of Indio Lands, a subdivision in Maverick County, Texas as recorded in Envelope 14, Slide 1, Maverick County Map Records, and being a part of that certain 458.722 acre tract described in a deed from EARL M. HERRING, a single man, to HERMOSA VISTA VENTURES, LP, a Texas limited partnership, dated May 31, 2016, and recorded as Document No. 192236 in Book 1584, Page 141 of the Official Public Records of Maverick County, Texas; said 11.220 acre tract more particularly described by metes and bounds on Exhibit "A" attached hereto 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

FILED
AT 3:03 O'CLOCK P.M.

JUL 11 2022

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

PLAIN.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$54,000.00, executed by DOUBLE M RANCH & FARMS LLC, a Texas limited liability company, MICHELLE L. HAYES, Sole Member ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, August 2, 2022
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 sale.
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 VOORHIES, Substitute Trustee

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@stcglobal.net

FIELD NOTES FOR TRACT NO. 2, AN 11.220 ACRE TRACT OUT OF BLOCK A, FIRST SUBDIVISION OF INDIO LANDS, MAVERICK COUNTY, TEXAS.

BEING an 11.220 acre tract or parcel of land out of Block A, First Subdivision of Indio Lands, a subdivision in Maverick County, Texas, as recorded in Envelope 14, Slide 1, Maverick County Map Records, and being a part of that certain 458.722 acre tract described in a deed from Earl M. Herring to Hermosa Vista Ventures, LP, recorded in Book 1584, Page 141, Maverick County Official Public 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 458.722 acre tract, a 5/8 inch iron rod found in the east line of Farm to Market Road No. 1021, the northwest corner of that certain 581.426 acre tract described in a deed from Earl M. Herring to Hermosa Vista Ventures, LP, recorded in Book No. 1584, Page 167, Maverick County Official Public Records.

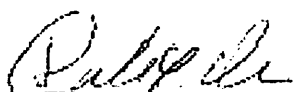
THENCE with the east line of said road and west line of the 458.722 acre tract, N 00 deg. 06 min. 00 sec. W, 258.24 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract.

THENCE continuing with the east line of said road, the west line of the 458.722 acre tract, N 07 deg. 37 min. 00 sec. W, 519.46 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 75 deg. 31 min. 41 sec. E, 1174.76 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

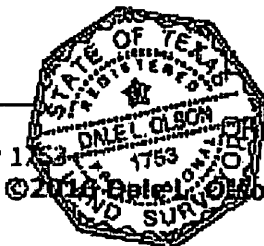
THENCE S 05 deg. 50 min. 34 sec. W, 395.94 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 80 deg. 28 min. 21 sec. W, 1042.71 feet to the POINT OF BEGINNING, containing 11.220 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

Order# 16-366-1_2N



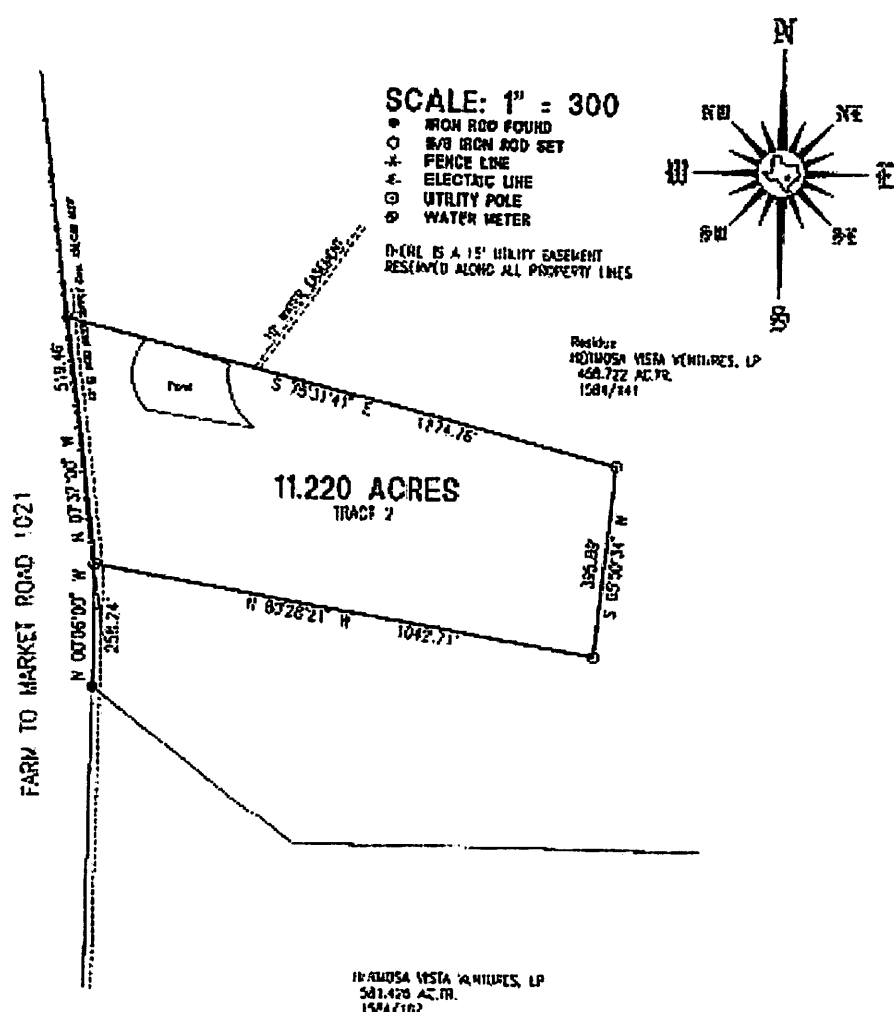
Michael D. Olson
Reg. Pro. Land Surveyor 5386

Date Created: 7-6-16

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Exhibit "A"

FIRST SUBDIVISION OF INDIO LANDS
BLOCK A



11.220 ACRES
TRACT 2

CLEARWATER RANCH ESTATES

FENCES MAY NOT REFLECT PROPERTY LINES

The enclosed data hereby certify to: the Title Agency, Clearwater, Texas, for use in their records, that the survey was, this day, made on the ground, and the property hereby described herein, and is correct, and there are no discrepancies, conflicts, overlaps or omissions, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has heretofore or is a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY
IF YELLOW SEAL IS PRESENT

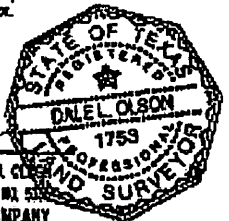
DALE L. OLSON

REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET 15121 321-5476 GASTROP, TEXAS

SURVEY PLAT

of a 11.220 ACRE TRACT being a PORTION of BLOCK A, FIRST SUBDIVISION OF INDIO LANDS, recorded in ENVELOPE 14, SLIDE 1, PLAT MAPS of MAVERICK COUNTY, TEXAS.

DALE L. OLSON REG. NO. 031
DALE L. OLSON SURVEYING COMPANY
DATE: 09/01/15



SCALE: 1" = 300.00'	CARLOS KLUTTS or ASSIGNS
DATE: 09/01/15	