

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF MAVERICK

§

FILED
AT 12 O'CLOCK PM

DEC 10 2018

SARA MONTEMAYOR
County Clerk Maverick County, Texas
Deputy
H. J. M.

DEED OF TRUST:

Date: October 1, 2007
Grantor: Baldomero De Luna and Robert Sanchez
Original Beneficiary: Nino Grande Ranch LLC
Trustee: Albert W. Van Cleave, III
Recording Info: Clerk's File No. 145310 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

DATE OF SALE: **Wednesday, January 2, 2019**

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: December 10, 2018



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

EXHIBIT "A"

FIELD NOTES

Being 20.01 acres of land more or less, to be termed Tract 5, lying partly in Survey No. 53, Abstract 784, and wholly within Survey No. 54, Abstract 780, of the Geo. Poindexter & Wm. Burns Block, Abstract 780, Maverick County, Texas, out of and a part of a subdivision of that certain 423.83 acres described in Warranty Deed from David de la Fuente Masriera to Nino Grande Ranch, LLC, on 11 August 2006 and recorded in Volume 972, pages 470 et sequitur, of the Official Public Records of Maverick County, Texas and more particularly described as follows:

Beginning at a point at the Southwest corner of said Tract 5 and the Northwest corner of Tract 6 of said Nino Grand Ranch for a Point of Beginning;

Thence, North 00 deg. 01 min. 12 sec. East 546.78 feet to a point for the Northwest corner of said Tract 5;

Thence, North 89 deg. 58 min. 48 sec. West 1,594.24 feet to a point for the Northeast corner of said Tract 5;

Thence, South 00 deg. 01 min. 20 sec West to a point for the Southeast corner of said Tract 5;

Thence, South 89 deg. 58 min. 40 sec. East 1,594.24 feet to the Point of Beginning.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS
COUNTY OF MAVERICK

§
§

FILED
AT 1:55 O'CLOCK PM

DEC 10 2018

DEED OF TRUST:

Date: May 30, 2009
Grantor: ERD, LLC
Original Beneficiary: Lamar Funding Corporation
Trustee: Scott E. Murray
Recording Info: Clerk's File No. 155526 of the Real Property Records of Maverick County, Texas

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *Jeffrey* Deputy

CURRENT BENEFICIARY: Lamar Funding Corporation

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: Wednesday, January 2, 2019

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: December 10, 2018

David Speer

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

Exhibit “A”

Exhibit "A"

MORTENSEN ENGINEERING ASSOCIATES

OFFICE 830-278-3545
 FAX 830-278-9291
 P. O. BOX 111
 UVALDE, TEXAS 78802

STATE OF TEXAS
 COUNTY OF UVALDE
 30 OCTOBER 2006

Field Notes of a survey made 22 October 2006.

Being 20.02 acres of land to be termed Tract 7, lying partly within Survey No. 53, Abstract 784, and partly in Survey No. 54, Abstract 780, of the Geo. Poindexter & Wm. Burns Block, Maverick County, Texas, out of and a part of a subdivision of that certain 423.83 acres described in Warranty Deed from David de la Fuente Masriera to Ninogrande Ranch, LLC, on 11 August 2006 and recorded in Volume 972, pages 470, et seq., of the Official Public Records of Maverick County, Texas, and more particularly described by metes and bounds as follows (the bearings and distances shown are geoidal based on North meridian established by Global Positioning Satellite system stationed at 100d plastic-capped iron spike set flush atop point of hill on the hereinafter cited two acres lying West 79.59 feet and North 1822.95 feet from this Point of Beginning):

Beginning at the 5/8-inch iron rebar found up 4 inches in old fence by high game fence marking original SE corner said parent 423.83 acres and the SW corner of that certain adjacent and adjoining 30.00 acres described in Warranty Deed from Francisco de la Fuente to Jesus Rodriguez et alia on 30 April 2001 and recorded as Document 105007 in Volume 629, pages 161-164, of said Public Records of said Public Records, and in N boundary of that certain adjacent and adjoining 338.67 acres described in Warranty Deed from Dr. Sammy Lerma, III, et ux to Luis M Valderrama and Rosa Iselda Valderrama on 5 August 2003 and recorded as Document 117811 in Volume 758, pages 343-348, of said Public Records, in Survey No. 53:

THENCE S 89° 38' 21" W, along and adjoining the N high game fenced N boundary of said adjacent 338.67 acres, 567.17 feet to the 100d plastic-capped iron spike set flush to mark the common S corner of Tracts 7 and 8 of this subdivision;

THENCE along common boundary of Tracts 7 and 8 as follows: N 0° 21' 36" W, at 1558.20 feet passing under encumbering electric power distribution line, at 1463.84 feet passing common boundary of Survey Nos. 53 and 54, and continuing now into Survey No. 54 a total of 1633.59 feet to the 100d plastic-capped iron spike set flush by steel teepost to mark S right-of-way of partly encumbering road and utility access appurtenant to this described land;

And N 0° 29' 29" E 23.82 feet to the 100d plastic-capped iron spike set flush to mark their common N corner in marked S boundary of Tract 6;

THENCE S 89° 10' 51" E along and adjoining the marked S boundary of said adjacent Tract 6, at 253.47 feet passing under said encumbering electric distribution line, and continuing a total of 376.43 feet to the 100d plastic-capped iron spoke set flush by steel teepost to mark its corner in W boundary of that certain

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two acres described in Warranty Deed from Francisco de la Fuente to Chad Foster on 1 October 2002 and recorded in Document 112853 of Volume 702, pages 37-38, of said Public Records, from which the 5/8-inch iron rebar found up 2 inches marking its NW corner bears N 0° 44' 32" W 219.90 feet;

THENCE along and adjoining boundary of said adjacent and adjoining two acres as follows:

S 0° 44' 35" E, at 164.16 feet passing said common boundary of Survey Nos. 54 and 53, and continuing now again into Survey No. 53 a total of 260.38 feet to 100d plastic-capped iron spike set flush by steel teepost to mark its SW corner (originl 5/8-inch iron rebar not found);

And N 89° 15' 35" E 182.10 feet to the 1/2-inch iron rebar found up 2 inches marking its original SE corner in W boundary of that certain 10.00 acres described in Warranty Deed from Francisco de la Fuente to Foster & Associates, Inc., on 1 May 2001 and recorded as Document 105884 in Volume 633, pages 435-437, of said Public Records, from which the monumented NW corner of said adjacent 10.00 acres bears N 0° 44' 55" W 407.45 feet;

THENCE S 0° 39' 33" E, along the originally marked boundary of said 423.83 acres and W boundary of said 10.00 acres, 30.43 feet to the 5/8-inch iron rebar found up 2 inches by steel teepost;

THENCE S 0° 42' 02" E, along and adjoining the originally marked W boundary of said adjacent 30.00 acres, 1333.84 feet to the Point of Beginning, constituting 20.02 acres of land within the described boundary, being 18.49 acres in Survey No. 53 and 1.53 acres in Survey No. 54, with electric power distribution line crossing NE corner as noted, partly encumbered by the appurtenant road and utility access easement along its NE boundary as noted, and having no other visible easements, exceptions or encroachments.

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

- Exhibit "B"

MORTENSEN ENGINEERING ASSOCIATES

OFFICE 830-278-3545
 FAX 830-278-9291
 P. O. BOX 111
 UVALDE, TEXAS 78802

S STATE OF TEXAS
 S COUNTY OF UVALDE
 S 29 OCTOBER 2006

Field Notes of a survey made 22 October 2006.

Being a non-exclusive road and utility access easement of variable width lying wholly within the Geo. Poindexter and Wm. Burns Block in Maverick County, Texas, appurtenant to all 18 tracts of the Ninogrande Subdivision of that certain 423.83 acres described in Warranty Deed from David de la Fuente Masriera to Ninogrande Ranch, LLC, on 11 August 2006 and recorded in Volume 972, pages 470 et sequitur, of the Official Public Records of Maverick County, Texas, and more particularly described by metes and bounds as follows (the bearings shown accord with those of said 423.83 acres):

Beginning at the 100d plastic-capped iron spike set flush in monumented W right-of-way of U. S. Highway 277 to mark the SE corner of that certain 11.48 acres described as Exhibit "A" in Warranty Deed from Chad Foster to Doug Frazier on 10 July 2006 and recorded as Document 138041 in Volume 970, pages 480-484, of said Public Records. (original 5/8-inch iron rebar not found), int Survey No. 55 of said Block, from which the 5/8-inch plastic-capped iron rebar found up 1 inch and marked "RPLS 1753" marking its NE corner bears N 0° 04' 32" E along said W R.O.W. of U. S. Highway 277 500.03 feet:

THENCE N 89° 55' 12" W along the marked S boundary of said 11.48 acres 999.48 feet to the 5/8-inch iron rebar found up 7 inches by steel teepost marking its SW corner and the Beginning Point of said 423.83 acres;

THENCE along and adjoining the originally marked E boundary of said 423.83 acres as follows:

S 0° 01' 20" W, at 871.92 feet passing the S boundary of Survey No. 55 of said Block, and continuing now into Survey No. 54 a total of 3146.07 feet to the 5/8-inch plastic-capped iron rebar marked "RPLS 1753" found up 2 inches marking the NE corner of that certain adjacent and adjoining two acres described in Warranty Deed from Francisco de la Fuente to Chad Foster on 1 October 2002 and recorded as Document 112853 in Volume 702, pages 37-38, of said Public Records;

N 89° 59' 33" W 183.00 feet to the 5/8-inch iron rebar found up 2 inches marking NW corner of said two acres;

And S 0° 44' 32" E, at 219.90 feet passing 100d plastic-capped iron spike set flush by steel teepost to mark the common E corner of Tracts 6 and 7 of said Subdivision, and continuing a total of 245.36 feet to the southmost corner of this described easement;

THENCE N 84° 56' 20" W, into and across Tracts 7, 8 and 9, at 377.10 feet passing 100d plastic-capped iron spike set to mark common boundary of Tracts 6 and 7, and continuing a total of 1419.86 feet to the common boundary of Tracts 9 and 10;

THENCE N 0° 03' 53" W along said common boundary 20.07 feet to the 100d plastic-capped iron spike set flush by steel teepost to mark the NW and northmost corner of Tract 9 in arc of culdesac;

THENCE along the arc of culdesac, into and across Tracts 10, 11, 12, 13, 14 and 6, having a radius of 60.07 feet and turning 316° 29' 25", 331.82 feet to the corner of this described easement;

THENCE continuing across Tract 6 as follows:

S 84° 56' 20" E 1337.79 feet to an interior corner of this described easement;

N 0° 44' 32" W, 40.00 feet left of its marked boundary, 241.63 feet to exterior corner of this described easement; S 89° 59' 33" E, 40.00 feet left of its marked boundary, 183.00 feet to an interior corner of this described easement;

And N 0° 01' 20" E, at 372.37 feet passing 40.00 feet left of the aforesaid 100d plastic-capped iron spike set flush by steel teepost marking common E corner of Tracts 6 and 5, now continuing across Tract 5 and into Tract 4, at 1970.91 feet passing 3.66 feet left of 100d plastic-capped iron spike set flush on W side of roadway in this easement, and continuing a total of 2004.94 feet to anglepoint;

THENCE N 6° 06' 38" W 161.76 feet to another 100d plastic-capped iron spike set flush on W side of roadway in this easement;

THENCE N 27° 28' 11" W 26.76 feet to another;

THENCE N 30° 45' 14" E, at 51.90 feet passing common boundary of Survey Nos. 54 and 55 of this Block, and continuing again into Survey No. 55 a total of 57.99 feet to anglepoint;

THENCE N 0° 01' 20" E, 40.00 feet left of the aforesaid E boundary of parent 423.83 acres, at 19.61 feet passing 11.66 feet left of 100d plastic-capped iron spike set flush on W side of roadway in this easement, and continuing a total of 279.92 feet to another interior corner of this described easement;

THENCE into and across Tracts 2, 15, 16 and 17 as follows: S 89° 56' 18" W 2034.06 feet to the 100d plastic-capped iron spike set flush by steel tee post for anglepoint;

And S 88° 39' 09" W 515.23 feet to the 100d plastic-capped iron spike set flush by steel tee post to mark the common boundary of Tracts 16 and 17;

THENCE S 83° 30' 41" W, into and across Tract 17, 42.36 feet to the 100d plastic-capped iron spike set flush by steel tee post marking anglepoint in the common boundary of Tracts 17 and 18;

THENCE N 0° 01' 12" E, along and adjoining the marked common boundary of Tract 17 and 18, 60.00 feet to the 100d plastic-capped iron spike set by steel tee post to mark their common N corner in S boundary of said Tract 1;

THENCE S 89° 58' 48" E, along and adjoining said marked S boundary of Tract 1, 2591.24 feet to the 100d plastic-capped iron spike set flush to mark another interior corner of this described easement;

THENCE N 0° 01' 20" E, into and across said Tract 1, 546.78 feet to the 100d plastic-capped iron spike set by steel tee post in originally marked N boundary of said parent 423.83 acres to mark corner of this described easement;

THENCE S 89° 58' 48" E along said N boundary 20.00 feet to another 100d plastic-capped iron spike set flush to mark corner of this described easement;

THENCE N 0° 01' 20" E 20.00 feet to another set to mark corner of this described easement;

THENCE S 89° 55' 17" E, at 20.00 feet passing W boundary of the aforesaid 11.48 acres and continuing across it a total of 1019.49 feet to the 100d plastic-capped iron spike set flush in monumented W R.O.W. of U. S. Highway 277 to mark the NE corner of this described easement;

THENCE S 0° 04' 32" W, along and adjoining said marked W R.O.W. of highway, 20.00 feet to the Point of Beginning, and occupying 7.64 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.

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

Exhibit "C"

MORTENSEN ENGINEERING ASSOCIATES

OFFICE 830-278-3546
 FAX 830-270-8291
 P. O. BOX 111
 UVALDE TEXAS 78802

§ STATE OF TEXAS
 § COUNTY OF UVALDE

§ 24 JULY 2006

Field Notes of a survey made 10 July 2006.

Being 423.83 acres of land lying wholly within Geo. Poindexter & Wm. Burns Block in Maverick County, Texas, in accord with the following schedule:

Survey	Abstract	Original Grantee	Acres
53	784	Poindexter & Burns	102.38
54	780	"	213.95
55	776	"	107.50

all of the southwesterly portion of that certain 2460.6607 acres described in Warranty Deed from Jan Cooper et alia to Francisco de la Fuente on 17 April 1996 and recorded in Volume 425, pages 393 et sequitur, of the Deed Records of Maverick County, Texas, and more particularly described by metes and bounds as follows (the bearings and distances shown are geoidal based on North meridian established by Global Positioning Satellite system stationed at 1000 plastic-capped iron spike set flush atop point of hill on the hereinafter cited two acres lying West 58.94 feet and South 3165.15 feet from this Point of Beginning):

Beginning at the 5/8-inch iron rebar found up 7 inches by steel tee post marking the original Point of Beginning of this described land (termed 429.83 acres) and SE corner of the hereinafter cited 69.707 acres, in Survey No. 55, from which the 5/8-inch iron rebar found up 1 inch with plastic-cap "RPLS 1753" bears N 0° 01' 52" E with W boundary of that certain adjacent and adjoining 85.172 acres described as Exhibit "A" in Basement Agreement from Chad Foster to David de la Fuente Masriera on 14 December 2005 and recorded in Volume 920, pages 417-426, of the Official Public Records of Maverick County, Texas, 500.03 feet:

THENCE S 0° 01' 20" W, continuing along and adjoining the marked W boundary of said 85.172 acres, at 871.92 feet passing SE boundary of Survey No. 55 (whence its SE corner in B boundary of said parent 2460.6607 acres bears S 89° 41' 36" E [across U. S. Highway 277] 1466.16 feet, and continuing now into Survey No. 54 a total of 3145.07 feet to the 5/8-inch plastic-capped iron rebar marked "RPLS 1753" found up 2 inches by steel tee post marking NE corner of that certain two acres described in Warranty Deed from Francisco de la Fuente to Chad Foster on 1 October 2002 and recorded as Document 112853 in Volume 702, pages 37-38, of said Public Records, from which the 5/8-inch iron rebar found up 1/2 inch in 6-inch concrete monument flush to ground marking original NW corner of that certain 10.00^{1/4} acres described in Warranty Deed from Francisco de la Fuente to Foster & Associates, Inc., on 1 May 2001 and recorded as Document 105584 in Volume 633, pages 435-437, of said Public Records (also the SW corner of said 85.172 acres) bears S 0° 03' 34" W 70.42 feet;

THENCE along and adjoining boundary of said adjacent and adjoining two acres as follows:

N 89° 44' 34" W, at 57.72 feet passing 19.09 feet right of said 1000 plastic-capped iron spike set flush marking said GPS Base Station, and continuing a total of 183.00 feet to the 5/8-inch iron rebar found up 2 inches marking its NW corner;

S 0° 44' 34" E, at 171.91 feet passing under encumbering electric power distribution line which bears S 72° 50' 17" W into this described land, at 385.08 feet passing S boundary of Survey No. 54 (whence its SE corner in E boundary of said parent 1460.6066 acres bears S 89° 39' 06" E 5770.46 feet), and continuing now into Survey No. 53 a total of 480.28 feet to the 100d plastic-capped iron spike set flush by steel tee post to mark its SW corner (original marker not found);

And N 89° 14' 56" E 182.04 feet to the 1/2-inch iron rebar found up 2 inches marking its original SE corner, from which the said monumented NW corner of 10.00 acres bears N 0° 44' 55" W 407.45 feet;

THENCE S 0° 46' 53" E, along and adjoining the boundary of said adjacent 10.00 acres 30.46 feet to the 5/8-inch iron rebar found up 2 inches by steel tee post marking its SW corner and the NW corner of that certain adjacent and adjoining 30.00 acres described in Warranty Deed from Francisco de la Fuente to Jesus Rodriguez et alia on 30 April 2001 and recorded as Document 105007 in Volume 629, pages 161-164, of said Public Records;

THENCE S 0° 42' 02" E along and adjoining the originally marked W boundary of said 30.00 acres 1333.84 feet to the 5/8-inch iron rebar found up 4 inches in old fence marking its SW corner, in N boundary of that certain adjacent and adjoining 338.67 acres described in Warranty Deed from Dr. Sammy Lerma, III, et ux to Luis M. Valderrama and Rosa Iselda Valderrama on 5 August 2003 and recorded as Document 117811 in Volume 758, pages 343-348, of said Public Records, the SE corner of this described land;

THENCE along and adjoining said occupied N high game fenced boundary of said adjacent 338.67 acres as follows:

S 89° 38' 21" W 980.80 feet to center of its 2 1/2-inch steel pipe linepost;

S 89° 37' 52" W 633.40 feet to center of another;

S 89° 33' 20" W, at 140.24 feet passing under centerline of encumbering double-pole electric power transmission line which bears N 24° 46' 15" W across this described land, and continuing a total of 352.98 feet to center of another 2 1/2-inch steel pipe linepost;

S 89° 39' 30" W 345.25 feet to center of 2 1/2-inch steel pipe 2-way fence corner post atop high point over river;

N 10° 04' 01" W, at 5.05 feet passing center of its 2 1/2-inch steel pipe bracepost on said high point, and continuing a total of 59.36 feet to center of its 2 1/2-inch steel pipe 2-way fence corner post for interior corner of this described land;

And S 88° 55' 49" W, descending off high point, 476.08 feet to existing 2-inch steel pipe found up 4 feet marking its NW corner by its occupied 4-inch steel pipe 2-way fence corner post;

THENCE S 89° 45' 42" W, at 18.63 feet passing 1.98 feet left of center of encroaching 2 1/2-inch steel pipe W gatepost, and continuing generally with old fence a total of 217.77 feet to the SW and southmost corner of this described land on left bank of Rio Grande River;

THENCE upstream along said left bank as follows:

N 7° 11' 27" W, at 980.51 feet passing 100d plastic-capped iron spike set flush in bank to mark this line, and continuing a total of 1330.63 feet to another set in bank to mark anglepoint;

N 8° 24' 23" W, at 123.38 feet passing common W corner of Survey Nos. 53 and 54, and continuing a total of 713.14 feet to another 100d plastic-capped iron spike set flush in bank to mark anglepoint;

N 11° 03' 34" W 543.39 feet to another set in bank;

N 23° 02' 01" W 896.90 feet to another set in bank;

N 36° 10' 16" W 637.27 feet the common W corner of said Survey Nos. 54 and 55, a point lying S 89° 41' 46" W 188.84 feet from the center of 2 1/2-inch steel pipe W gatepost in its boundary (whence the center of railroad tie W gatepost bears N 25° 35' 03" W generally along existing road track 280.73 feet);

N 76° 24' 16" W 581.00 feet to point on river opposite island in river;

N 72° 30' 46" W 226.00 feet to another;

N 64° 46' 46" W 262.00 feet to another;
N 48° 06' 49" W 490.50 feet to 100d plastic-capped iron spike set flush in bank;

And N 43° 23' 30" W 347.78 feet to the NW and westmost corner of this described land and the SW corner of that certain adjacent and adjoining 69.707 acres described in Warranty Deed from Francisco de la Fuente to Douglas Frazier on 10 June 2002 and recorded in Volume 683, pages 440-445, of said Public Records, from which another 100d plastic-capped iron spike set flush in left bank of Rio Grande River bears N 43° 23' 30" W 627.25 feet;

THENCE S 89° 58' 48" E, along and adjoining the marked S boundary of the adjacent and adjoining 69.707 acres, at 1796.02 feet again passing under centerline of said encumbering double-pole electric power transmission line which bears S 24° 46' 15" E across this described land, at 2254.25 feet passing 5/8-inch iron rebar found up 8 inches by steel tee post marking this line, at 4307.05 feet passing 0.10 foot right of 5/8-inch iron rebar found up 1 inch by steel tee post marking this line, at 4317.04 feet passing 19.62 feet right of center of railroad tie 2-way fence corner post, at 4338.76 feet passing 15.69 feet right of center of railroad tie anglepost, at 4475.83 feet passing 39.74 feet right of center of another, at 4565.02 feet passing 25.94 feet right of center of another, at 4668.47 feet passing 31.87 feet right of center of another, at 4774.94 feet passing 40.05 feet right of center of another, at 4880.78 feet passing 43.31 feet right of center of railroad tie W bracepost of gate, at 4899.20 passing 44.54 feet right of center of railroad tie 2-way fence corner post, at 5165.92 feet passing 0.10 foot right of center of another plastic-capped 5/8-inch iron rebar marked "RPLS 1753" found marking this line (whence the plastic-capped 5/8-inch iron rebar marked "RPLS 1753" by railroad tie fence corner post bears N 4° 24' 29" E across said 69.707 acres 502.55 feet), and continuing a total of 5837.29 feet to the Point of Beginning, constituting 423.83 acres of land within the described boundary, encumbered by the cited double pole electric power transmission line, encumbered by the cited single pole electric power distribution line which serves the cited adjacent 2.00 acres, and having no other visible easements, encroachments or exceptions, and additionally adjoined to U. S. Highway 277 by the hereinafter described access easement.

ROAD AND UTILITY ACCESS EASEMENT:

Being a 20-foot non-exclusive road and utility access easement lying wholly within Survey No. 55, Poindexter and Burns, Original Grantee, Abstract 776, Maverick County, Texas, constituted of all of that certain 20-foot access easement over and across N boundary of the hereinbefore cited 85.172 acres (Volume 920, page 417, said Public Records), and all of that certain 20-foot access easement over and across E boundary of the hereinbefore cited 69.707 acres (Volume 683, page 440, said Public Records), the two of which are more particularly described in one contiguous easement by metes and bounds as follows (the bearings shown accord with those of the hereinbefore described 423.83 acres):

Beginning at the same cited Point of Beginning of 423.83 acres, being also the SE corner of said 69.707 acres:

THENCE N 89° 58' 48" W, along and adjoining the marked common boundary of 69.707 acres and 423.83 acres, 20.00 feet to corner of easement cited in Volume 683, page 440, of said Public Records;

THENCE N 0° 01' 52" E, into and across said 69.707 acres, parallel to and 20.00 feet from its marked E boundary, and with said easement cited in Volume 683, page 440, 500.06 feet to its Point of Beginning in marked N boundary of said 69.707 acres, from which the plastic-capped 5/8-inch iron rebar marked "RPLS 1753" found at E base of railroad tie 2-way fence corner post marking its N boundary bears N 89° 52' 32" W 612.93 feet;

THENCE S 89° 52' 32" E along and adjoining its N boundary 20.00 feet to the plastic-capped 5/8-inch iron rebar marked "RPLS 1752" found up 1 inch by steel tee post marking its NE corner and the NW corner of the cited 85.172 acres, the Point of Beginning of the cited 20-foot access easement described as Exhibit "C" in said Easement Agreement;

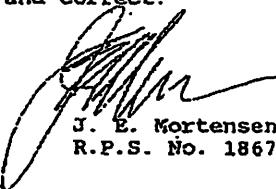
THENCE S 89° 55' 12" E along and adjoining the originally marked N boundary of said 85.172 acres 999.86 feet to the plastic-capped 5/8-inch iron rebar marked "RPLS 1753" found up 1 inch in W right-of-way fence of U. S. Highway 277, its NE corner;

THENCE S 0° 04' 36" W along and adjoining the marked E boundary of said 85.172 acres and W R.O.W. of highway 20.00 feet to the corner of said Exhibit "C" of Easement Agreement;

THENCE N 89° 55' 12" W, continuing with boundary of said "Exhibit C", into and across said 85.172 acres and parallel to and 20.00 feet from its said originally marked N boundary, 999.85 feet to corner, in common boundary of said 69.707 acres and 85.172 acres;

THENCE S 0° 01' 52" W, along and adjoining their originally marked common boundary 480.03 feet to the Point of Beginning, and occupying 0.6687 acre.

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



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

Exhibit "D"

Field Notes

This is the field notes to describe an easement out of the Northeast corner of a 20.02 acres of land to be termed Tract 7, lying partly in Survey No. 53, Abstract 784, and partly in Survey No. 54, Abstract 780, of the Geo. Poindexter & Wm. Burns Block, Maverick County, Texas, out of and a part of a subdivision of that certain 423.83 acres described in Warranty Deed from David de la Fuente Masriera to Nino Grande Ranch, LLC, on 11 August 2006 and recorded in Volume 972, pages 470 et sequitur, of the Official Public Records of Maverick County, Texas and more particularly described by metes and bounds in Warranty Deed from Nino Grande Ranch, LLC to Sabino Torres-Romero recorded in Volume ___, pages __ et sequitur, of the Official Public Records of Maverick County, Texas, and being more particularly described as follows:

Starting at a point marked by a plastic capped iron spike on the Northeast corner of said Tract 7 and the Southeast corner of Tract 6 and thence South 00 deg. 44 min. 35 sec. East 260.38 feet to a point marked by a plastic capped iron spike;

Thence, North 89 deg. 15 min. 35 sec. East 182.10 feet to a $\frac{1}{4}$ inch rebar pin;

Thence, South 00 deg. 39 min. 33 sec. East 30.43 feet to a $\frac{5}{8}$ inch rebar pin;

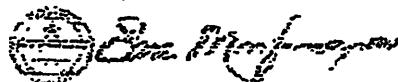
Thence, South 00 deg. 42 min. 40 sec. East 29.57 feet to an unmarked point for the Southeast corner of this Easement;

Thence, South 89 deg. 38 min. 21 sec. West 242.10 feet to an unmarked point for the Southwest corner of this Easement;

Thence, North 00 deg. 21 min. 36 sec. West 323 feet to an unmarked point in the property line between tracts Tract 6 and Tract 7 for the Northwest corner of this Easement;

Thence, South 04 deg. 49 min. 09 sec. East 60.06 feet to the point of beginning.

State of Texas
County of Maverick
I hereby certify that this instrument was filed on the date and time stated thereon
and that it was duly recorded in the
Official Public Records of
Maverick County, Texas.



Doc. # 143516
Book: 1037
Pages: 0470 - 0480
Filed & Recorded
6/16/2007 11:44:06
SABINO TORRES-ROMERO
CIVIL LEGAL
BENEFITS
RECORDING FEE \$ 47.00
RECORDS PRESERVATION \$ 5.00
COURTSESS SECURITY \$ 1.00
SEARCH \$ 8.00
TOTAL - REC. FEE \$ 53.00

State of Texas County of Maverick

Any provisions herein which restricts
the sale, rental or use of the described real or
property because of color or race
is invalid and unenforceable under
Federal Law.

FILED
AT 11:44 O'CLOCK AM

SELECT PORTFOLIO SERVICING, INC. (SPS)
RIOJAS, MARGARITA
951 CALLE CEDRO, EAGLE PASS, TX 78852

CONVENTIONAL
Firm File Number: 18-030964

NOTICE OF TRUSTEE'S SALE

SARA MONTENAYOR
County Clerk, Maverick County, Texas
Deputy

WHEREAS, on July 10, 2006, MARGARITA RIOJAS, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, ESQ., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHSTAR FUNDING, L.L.C. in payment of a debt therein described. The Deed of Trust was filed in the real property records of MAVERICK COUNTY, TX and is recorded under Clerk's File/Instrument Number 137514, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Maverick county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Maverick, State of Texas:

BEING A 0.17 ACRE TRACT OF LAND, LYING AND SITUATED IN MAVERICK COUNTY, TEXAS BEING A PORTION OF LOT 370, LOMA BONITA SUBDIVISION, AS SAID SUBDIVISION IS SHOWN BY PLAT RECORDED IN ENVELOPE 102, SLIDE B OF THE MAVERICK COUNTY MAP RECORDS; SAID 0.17 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address:

951 CALLE CEDRO
EAGLE PASS, TX 78852

Mortgage Servicer:

SELECT PORTFOLIO SERVICING, INC.

Noteholder:

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-1, MORTGAGE-BACKED NOTES, SERIES 2016-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Nancy Gomez
SUBSTITUTE TRUSTEE

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or
Melody Speer
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Maverick

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Nancy Gomez, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

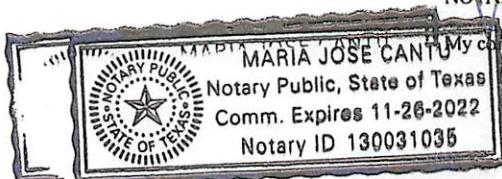
20 18

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of December,

NOTARY PUBLIC in and for

COUNTY,

11-26-2022



Type or Print Name of Notary

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 military service to the sender of this notice immediately.

EXHIBIT "A"

FIELD NOTES FOR A 0.17 ACRE TRACT

Being a 0.17 Acre Tract of land, lying and situated in Maverick County, Texas being a portion of Lot 370, Loma Bonita Subdivision, as said subdivision is shown by plat recorded in Envelope 102, Side B of the Maverick County Map Records; said 0.17 Acre Tract being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod found at northeast corner of Lot 370, Loma Bonita Subdivision, falling on the west right of way line of Calle Cedro;

THENCE along the west right of way line of Calle Cedro, S08°30'48"W, 75.00 feet to a $\frac{1}{2}$ " iron rod, found at southeast corner of this tract;

THENCE along the common line of Lot 370 with Lot 371, N81°29'03"W, 114.44 feet to an existing concrete block wall corner;

THENCE along said concrete block wall corner, N00°08'00"E, 47.83 feet to a corner;

THENCE along the common line of Lot 370 with Lot 369, N85°39'45"E, 124.52 feet to the POINT OF BEGINNING.

STATE OF TEXAS XX
COUNTY OF MAVERICK XX

July 12, 2006

I, Francisco Gaytan, Registered Professional Land Surveyor, hereby certify that the above description of a 0.17 Acre Tract was obtained from a survey conducted on the ground under my supervision.



Fra Gayt
Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474

06-31.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: DECEMBER 7, 2018

MORTGAGEE: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

MORTGAGEE'S ADDRESS: P.O. Box 13941, Austin, Texas 78711

FILED
AT 3:51 O'CLOCK PM

DEED OF TRUST:

Date:	5/29/2002	DEC 10 2018
Grantor:	Mario and Christina Gonzalez	SARA MONTEMAYOR County Clerk, Maverick County, Texas <i>Sara Montemayor</i> Deputy
Trustee:	Edwina P. Carrington	
Mortgagee:	Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas.	
County:	Maverick County, Texas	
Recording Info:	Deed of Trust dated 5/29/2002, recorded on 6/3/2002 at Document Number 110823 in the real property records of Maverick County, Texas (the "Records")	
Property:	Being all that certain tract or parcel of land, together with all improvements thereon, and being Lot 15, Block A, Unit 1, Chula Vista Heights Subdivision, recorded in map or plat records of Maverick County, Texas in Envelope 224, Side A, Map Records of Maverick County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.	

NOTE:

Date:	5/29/2002
Amount:	\$33,580.54
Debtor/Borrower:	Mario and Christina Gonzalez
Holder:	Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

SUBSTITUTE TRUSTEE: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, BERTHA CARDENAS, NANCY GOMEZ, AND/OR LEO GOMEZ

MAILING ADDRESS: P.O. Box 9932
Austin, Texas 78766

DATE OF SALE OF PROPERTY: January 2, 2019

EARLIEST TIME OF SALE OF PROPERTY: The earliest time at which the sale will occur is 10 o'clock a.m. and the sale shall occur no later than three hours after that time.

PLACE OF SALE OF PROPERTY: Area designated by the Maverick County Commissioner's Court, to wit: steps at front of county courthouse, located at 500 Quarry Street, Eagle Pass, TX 78852.

Mortgagee has appointed Substitute Trustee as Trustees under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale of Property, and because of default in performance of the obligations of the deed of trust, Substitute Trustee will offer the Property for sale by public auction to the highest bidder for cash, "AS IS", at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

Betha Cardane
Substitute Trustee
Emily Donthorne
Emily Donthorne, Substitute Trustee

THE STATE OF TEXAS

COUNTY OF _____

§
§
§

This instrument was acknowledged before me on the _____ day of _____, 2018, by
_____, Substitute Trustee.

Notary Public, State of Texas