

FILED  
On: Jul 15, 2019 at 10:16A

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
ZAMBRANO, RUBEN  
1903 AVENUE A, DEL RIO, TX 78840

FHA 495-5505060-703  
Firm File Number: 19-033538

Receipt# - 149635

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX  
By *M. Martinez* Deputy

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 31, 2000, RUBEN ZAMBRANO AND VERONICA ZAMBRANO, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to VIRGINIA CATRON, as Trustee, the Real Estate hereinafter described, to FIELDSTONE MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAL VERDE COUNTY, TX and is recorded under Clerk's File/Instrument Number 0179049 Volume 733, Page 434, rerecorded on February 17, 2000, as Instrument 0179302, Volume 734, Page 632 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 **Tuesday, September 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Val Verde 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 Val Verde, State of Texas:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT FOUR (4), BLOCK "B", PARK ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 16, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Property Address: 1903 AVENUE A  
DEL RIO, TX 78840  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO  
WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2003-RI  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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  
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corenblum, Raymond Perez, Nancy Gomez or Leo Gomez  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

FILED  
On: Jul 25, 2019 at 10:52A

Receipt# - 149851

Generosa Gracia-Ramon  
County Clerk, Val Verde 000008502148

*Y. Gracia-Ramon*, Deputy

909 AVENUE R  
DEL RIO, TX 78840

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: September 03, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 06, 2002 and recorded in Document CLERK'S FILE NO. 0197295, AS AFFECTED BY MODIFICATION IN CLERK'S FILE NO. 00293933 real property records of VAL VERDE County, Texas, with ALEJANDRA LIRA, grantor(s) and BIG LAKE BANK N.A. DBA FIRST LIBERTY MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALEJANDRA LIRA, securing the payment of the indebtednesses in the original principal amount of \$49,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

*Nancy Barnes*



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY BENNETT, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is NANCY GOMEZ, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7/25/19 I filed at the office of the VAL VERDE County Clerk and caused to be posted at the VAL VERDE County courthouse this notice of sale.

Declarant's Name: Nancy Gomez

Date: 7/25/19

909 AVENUE R  
DEL RIO, TX 78840

00000008502148

00000008502148

VAL VERDE

**EXHIBIT "A"**

BEING ALL OF LOT ONE (1), IN BLOCK TWELVE (12), OF THE NORTH HEIGHTS ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 40, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
10/26/2007

**Grantor(s)/Mortgagor(s):**  
THAT CATHY MEZA, ALSO KNOWN AS AND  
HAVING ACQUIRED TITLE AS CATHY JO  
MEZA, AS HER SOLE AND SEPARATE  
PROPERTY, AND HUSBAND, DAVID MEZA

**Original Beneficiary/Mortgagee:**  
AMERICAN GENERAL FINANCIAL SERVICES, INC

**Current Beneficiary/Mortgagee:**  
OneMain Financial Services, Inc.

**Recorded in:**  
**Volume:** 01078  
**Page:** 00661  
**Instrument No:** 00238190

**Property County:**  
VAL VERDE

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT ONE (1) AND TWO (2), BLOCK "B", BARTON'S SECOND ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1, PAGE 7, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

**Date of Sale:** 9/3/2019

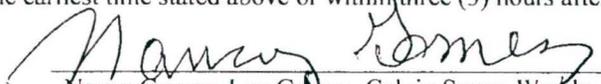
**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TX, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

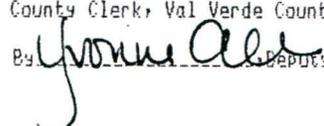
  
Nancy Gomez, Leo Gomez, Calvin Speer, Werlidy Speer or Melody Speer  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED

On: Jul 25, 2019 at 11:01A

Receipt# - 149852

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX

By  Deputy

**MH File Number:** TX-18-69777-HE  
**Loan Type:** Conventional Residential

Receipt# - 149852

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX

By Norma Deputy

19-250620

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> February 4, 2008	<b>Original Mortgagor/Grantor:</b> JORGE GONZALEZ, AND NORMA GONZALEZ.
<b>Original Beneficiary / Mortgagee:</b> AMERICAN GENERAL FINANCIAL SERVICES, INC.	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R3 MORTGAGE BACKED NOTES SERIES 2018-R3
<b>Recorded in:</b> <b>Volume:</b> 01092 <b>Page:</b> 00471 <b>Instrument No:</b> N/A	<b>Property County:</b> VAL VERDE
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd., Coppell, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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.

**Secures:** Note in the original principal amount of \$43,118.00, executed by **JORGE GONZALEZ; NORMA GONZALEZ** and payable to the order of Lender.

**Property Address/Mailing Address:** 702 E MORIN ST, DEL RIO, TX 78840

**Legal Description of Property to be Sold:** ALL OF GRANTOR'S UNDIVIDED INTEREST IN AND TO THE FOLLOWING:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TWELVE (12), BLOCK FIFTY (50) BLUM ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 578, DEED RECORDS, VAL VERDE COUNTY, TEXAS.

<b>Date of Sale:</b> September 03, 2019	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TX, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R3 MORTGAGE BACKED NOTES SERIES 2018-R3, the owner and holder of the Note, has requested Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

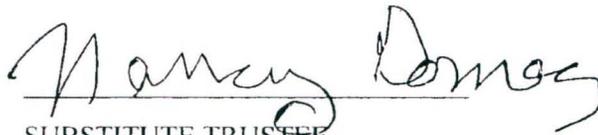


**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R3 MORTGAGE BACKED NOTES SERIES 2018-R3* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



Handwritten signature of Nancy Gomez in black ink, written over a horizontal line.

SUBSTITUTE TRUSTEE

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer,  
Melody Speer, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite  
170, Duluth, Georgia 30097; PH: (470)321-7112

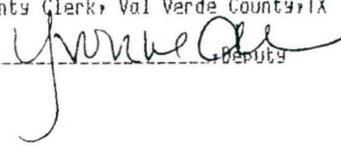
**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/7/2014

**Grantor(s)/Mortgagor(s):**  
MARIA ALICIA JIMENEZ

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ADVISORS MORTGAGE GROUP, LLC, WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF NEW JERSEY, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:** Reverse Mortgage Funding, LLC  
FILED Jul 25, 2019 at 11:01A  
Receipt# - 149852

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX  
By  Deputy

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 00285334

**Property County:**  
VAL VERDE

**Mortgage Servicer:**  
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

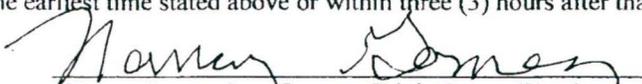
**Legal Description:** SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING A CERTAIN PORTION OF LOT TWO (2) IN BLOCK SIX (6), SECTION FOUR (4), DIVISION O, IN THE BARTON ADDITION TO EAST DEL RIO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8" IRON PIN SET S 46° 08' 00" W, 102.0 FT. FROM A FENCE CORNER POST LOCATED IN THE INTERSECTION OF ARTEAGA STREET AND ROSITA STREET; THENCE, N 42° 57' 13" W, 150.0 FT., TO A 5/8" IRON PIN SET FOR A CORNER OF THIS TRACT; THENCE, S 46° 08' 00" W, 50.0 FT., TO A 5/8" IRON PIN SET FOR A CORNER OF THIS TRACT THENCE, S 42° 57' 13" E, 150.0 FT., TO A 5/8" IRON PIN SET IN THE NORTH RIGHT OF WAY LINE OF ROSITA STREET FOR A CORNER OF THIS TRACT; THENCE, N 46° 08' 00" E, 50.0 FT., CONTINUING ALONG THE NORTH LINE OF ROSITA STREET TO THE PLACE OF BEGINNING.

**Date of Sale:** 9/3/2019      **Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TX, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

  
Nancy Gomez, Lee Gomez, Calvin Speer, Wendy Speer or Melody Speer  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

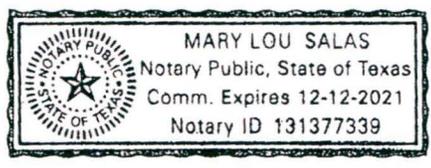
**MH File Number:** TX-19-70330-RM  
**Loan Type:** FHA

STATE OF TEXAS  
COUNTY OF Val Verde §

Before me, the undersigned Notary Public, on this day personally appeared Nancy Gomez as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as DL 07185599 to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of July, 2019.

Mary Lou Salas  
Notary Public  
Signature



19-02179  
111 WEST NICHOLSON STREET, DEL RIO, TX 78840

**NOTICE OF FORECLOSURE SALE**

Property: The Property to be sold is described as follows:  
See Exhibit A

Security Instrument: Deed of Trust dated February 14, 2014 and recorded on February 21, 2014 at Instrument Number 00282124 in the real property records of VAL VERDE County, Texas, which contains a power of sale.

Sale Information: September 3, 2019, at 10:00 AM, or not later than three hours thereafter, at the front steps of the entrance facing Pecan Street of the Val Verde County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by **KATHERINE M. ANDERSON** secures the repayment of a Note dated February 14, 2014 in the amount of \$107,025.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

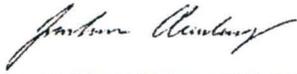
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

FILED  
On: Jul 31, 2019 at 12:54P  
Receipt# - 149975  
Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX  
By *Yvonne* Deputy

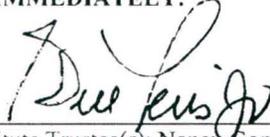


4700891

**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.**



Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024



Substitute Trustee(s): Nancy Gomez, Leo Gomez,  
Calvin Speer, Wendy Speer, Melody Speer, Barbara  
Sandoval, Martha Boeta, Raymond Perez, Garrett  
Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz,  
Billie C. Lewis, Jr., Blake Lewis, Vanessa McHaney  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

Certificate of Posting

I, Billie C. Lewis, declare under penalty of perjury that on the 30<sup>th</sup> day of July, 2019, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAL VERDE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

000282124

EXHIBIT "A"

TRACT NO. 1:

BEGINNING at an "X" cut in concrete in the intersection of the North line of Nicholson Street and the East line of Irrigation Ditch and Griner Street for the Southwest corner of said Lot No. 5 and for the Southwest corner of this tract;

THENCE S. 84° 30' E. 80.0 ft. With the North line of Nicholson Street to an iron stake for the Southeast corner of this tract;

THENCE N. 0° 41' E. 99.21 ft., crossing the line between Lots No. 4 and 5 to an iron stake for the Northeast corner of this tract;

THENCE N. 84° 30' W. 90.0 ft. to a pipe in the Westerly line of Lot No. 4 same being on the East bank of Irrigation Ditch in Griner Street for the Northwest corner of this tract;

THENCE S. 5° E. 100.56 ft., with the meanders of the Easterly Bank of Irrigation Ditch in Griner Street to the place of BEGINNING.

TRACT NO. 2:

BEGINNING at an iron stake in the North line of Nicholson Street from which point the Southwest corner of said Lot No. 5, BRS.: N. 84° 30' W. 80.0 ft. For the Southwest corner of this tract;

THENCE S. 84° 30' E. 89.71' with the North Line of Nicholson Street to an iron stake for the Southeast corner of this tract;

THENCE N. 5° W. 100.58 ft., crossing line between Lots No. 4 and 5 to an iron stake for the Northeast corner of this tract;

THENCE N. 84° 30' W. 78.5 ft., to an iron stake for the Northwest corner of this tract;

THENCE S. 0° 41' W. 99.21 ft. To the place of BEGINNING.

Receipt# - 150000

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX

By *M. Luents*, Deputy  
00000008446833

100 SUMMIT AVENUE  
DEL RIO, TX 78840

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

**1. Date, Time, and Place of Sale.**

Date: September 03, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 27, 2005 and recorded in Document VOLUME 00931, PAGE 00257; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018-308197 real property records of VAL VERDE County, Texas, with JACOB DONOVAN FLORES SR AND AURORA G. FLORES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JACOB DONOVAN FLORES SR AND AURORA G. FLORES, securing the payment of the indebtednesses in the original principal amount of \$110,193.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

*Nancy Thomas*



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY BENNETT, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

**Certificate of Posting**

My name is NANCY GOMEZ, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/11/19 I filed at the office of the VAL VERDE County Clerk and caused to be posted at the VAL VERDE County courthouse this notice of sale.

Declarants Name: Nancy Gomez  
Date: 8/11/19

100 SUMMIT AVENUE  
DEL RIO, TX 78840

00000008446833

00000008446833

VAL VERDE

**EXHIBIT "A"**

BEING ALL OF LOT TWENTY SIX 26, TWENTY SEVEN 27, TWENTY EIGHT 28, AND TWENTY NINE 29, IN BLOCK A, OF THE RIO VISTA SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 113, OF THE MAP REOCRDS OF VAL VERDE COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF VAL VERDE &  
COUNTY OF KINNEY

§  
§  
§  
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FILED  
On: Aug 08, 2019 at 09:37A

Receipt# - 150128

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX

**NOTICE OF FORECLOSURE SALE – SURFACE**

*Yvonne Allen*  
Deputy

Date: August 6, 2019

Deed of Trust: Deed of Trust, Security Agreement, Assignment of Rents and Leases, Financing Statement and Fixture Filing

- Dated: October 7, 2016
- Grantor: Estate Commodity Ranch, LP, a Texas limited partnership
- Trustee: Josef P. Reimer
- Lender/Beneficiary: L.D. Hancock Company, LLC
- Recorded in: Clerk’s Document No. 00298679, Official Public Records, Val Verde County, Texas on November 18, 2016, AND Clerk’s Document No. 00000071479, Official Public Records, Kinney County, Texas on November 22, 2016.
- Secures: Amended and Restated Real Estate Lien Note dated October 7, 2016, executed by H Sycamore Creek, LP (“H Sycamore”) and payable to the order of Lender in the principal amount of \$8,001,250.37 with a maturity date of June 30, 2019 (the “Note”), together with all other Indebtedness of H Sycamore to Lender thereunder.
- Property: The surface estate only in and to the real property described in the attached Exhibit A together with all improvements thereto and right of way easements for purposes of ingress and egress across the properties identified on attached Exhibit B-1 and attached Exhibit B-2, and any and all other rights and interests of Grantor identified in the Deed of Trust as constituting the “Mortgaged Property”.
- Current Owner: H Sycamore Creek, LP pursuant to that certain Warranty Deed in Lieu of Foreclosure dated July 20, 2018, and recorded on July 30, 2018, in Clerk’s Document No. 00308965, Official Public Records, Val Verde County, Texas, AND also recorded on August 22, 2018 in Clerk’s Document No. 00000073046, Official Public Records, Kinney County, Texas, from Grantor to H Sycamore remaining **SUBJECT TO** Lender’s superior lien pursuant to the Deed of Trust.

**Foreclosure Sale:**

Date: Tuesday, September 3, 2019

Time: The sale of the Property (the “Foreclosure Sale”) will take place between

the hours of 10:00 a.m. and 2:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. The Foreclosure Sale will be completed no later than 4:00 p.m.

**Place:** Val Verde County Courthouse located at 400 Pecan Street in Del Rio, Texas 78840, on the steps situated in the front of said building or such other area as may be designated by the County Commissioners Court.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the Indebtedness secured by the lien of the Deed of Trust. The Property may, at the election of Trustee, be sold together with the mineral rights and water rights associated with the Property which were pledged as additional collateral securing repayment of the Note.

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, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

Lender may elect to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. 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 reposting or refiled, if any, may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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.

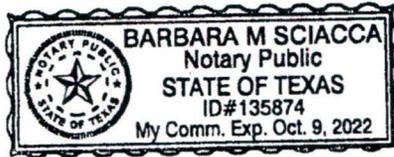
Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

Notice is given that before the Foreclosure Sale, Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

  
\_\_\_\_\_  
Josef P. Reimer, Trustee

STATE OF TEXAS            )  
  )  
COUNTY OF TARRANT    )

BEFORE ME, THE UNDERSIGNED, a Notary Public in and for said County and State, on this 6<sup>th</sup> day of August, 2019, personally appeared Josef P. Reimer, Trustee, a person known to me, and executed and acknowledged the foregoing instrument, in the capacity stated above.



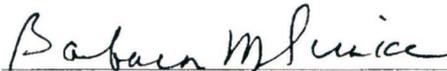
  
\_\_\_\_\_  
Notary Public, State of Texas  
Commission Expires: 10-9-22  
Printed Name: Barbara M Sciacca

Exhibit A: Property Description

See attached.

EXHIBIT "A"

STATE OF TEXAS                      PREPARED FOR: Larry G. Hancock - Seller,  
 COUNTY OF VAL VERDE                      Grass Valley Water, LP -  
 COUNTY OF KINNEY                      Buyer

FIELD NOTES TO DESCRIBE

A 12572.25 Acre Tract of land being situated about 12 miles N 45° E of Del Rio in Val Verde and Kinney Counties, Texas, having approximate acres out of original surveys as follows:

SURVEY NO.	BLK.	CERT.	ABST. NO.	ORIGINAL GRANTEE	ACRES
543	11	5216	1252	I. & G. N. R.R. Co.	638.40
544	11	5217	1539	I. & G. N. R.R. Co.	639.46
1		SP10135	3363	T. B. Jones	107.80
28	5	4329	V-1090 K-285	I. & G. N. R.R. Co.	60.97 14.07
27	5	4328	1089	I. & G. N. R.R. Co.	542.99
26	5	4327	1088	I. & G. N. R.R. Co.	639.46
584	5	4456	1253	I. & G. N. R.R. Co.	635.43
984		26-7	1488	I. & G. N. R.R. Co.	93.24
585	5	4457	1254	I. & G. N. R.R. Co.	672.72
586	5	4458	1255	I. & G. N. R.R. Co.	637.71
597 1/2	5	23/92	1481	I. & G. N. R.R. Co.	64.97
649		2357	561	G. C. & S. F. R.R. Co.	209.02
652		2328	3723	G. C. & S. F. R.R. Co.	590.69
533	5	5214	1228	I. & G. N. R.R. Co.	639.46
985		1164	1487	Miles Reed	829.80
25	5	4326	1087	I. & G. N. R.R. Co.	642.06
24	5	4325	1665	I. & G. N. R.R. Co.	512.08
23	5	4324	1086	I. & G. N. R.R. Co.	53.53
13	5	4314	1082	I. & G. N. R.R. Co.	31.49
12	5	4313	1081	I. & G. N. R.R. Co.	628.73
651		2328	562	G. C. & S. F. R.R. Co.	634.29
10	1	2731	2169	Robert Harris	514.26
700		4	1620	Dimmit Co. School Land	1138.78
11	5	4312	1080	I. & G. N. R.R. Co.	629.45
1	5	4302	1073	I. & G. N. R.R. Co.	630.45
935		1763	1639	John A. Green	19.24
40	4	4299	1070	I. & G. N. R.R. Co.	90.22
35	4	4294	1068	I. & G. N. R.R. Co.	31.49

being all of a 138.176 Acre Tract conveyed from Llewellyn Rust, et ux to John M. Weston, et ux by deed dated December 16, 1994 and recorded in Volume 611, Page 157 of the Deed Records of Val Verde County, Texas, all of a 606.351 Acre Tract conveyed from Sparks Rust, Jr., et ux to John M. Weston and Donna Weston by deed dated December 16, 1994 and recorded in Volume 611, Page 148 of said deed records, all of a 4088.309 Acre Tract conveyed from Farm Credit Bank of Texas to John M. Weston, et ux by deed dated April 30, 1993 and recorded in Volume 577, Page 32 of said deed records and all of a 7609.06 Acre Tract conveyed from John M. Weston and Donna J. Weston to Weston Equity Land Partners, Ltd. by deed dated May 6, 2004 and recorded in Volume 895, Page 760 of said deed records, and being all of a 12572.26 Acre Tract conveyed from Weston Equity Land Partners, Ltd. to Larry G. Hancock by deed dated August 17, 2006 and recorded in Volume 1013, Page 701 of said deed records and being more particularly described as follows:

BEGINNING: At a 3/4" iron pin set in the North line of F.M. Highway 2523 (100 feet wide) for the Southeast corner of a 213.434 Acre Tract (Volume 434, Page 362, Deed Records) and the lower Southwest corner of said 606.351 Acre Tract and of this tract from which a 6" creosote post found for the Southeast corner of a 1332.425 Acre Tract (Volume 755, Page 744, Deed Records) and the Southwest corner of said 213.434 Acre Tract bears S 59° 55' 32" W 1756.15 feet;

THENCE: N 15° 34' 19" W 1799.92 feet, at 1.13 feet pass a 2" pipe post, continuing with fence to a 2" pipe post found for the Southeast corner of said 138.176 Acre

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

THENCE: S 59° 55' 42" W 1748.09 feet with fence to a 1/2" iron pin found by a 2" pipe post in the East line of a 50-Foot Strip and road easement (Volume 611, Page 157 and Volume 489, Page 327 Deed Records) for the Southwest corner of said 138.176 Acre Tract and an exterior corner of this tract;

THENCE: With the East line of said 50-Foot Easement and the West line of said 138.176 Acre Tract as follows:

N 15° 37' 11" W 1975.44 feet to a 5/8" iron pin set for an angle point of this tract;

N 15° 48' 34" W 564.24 feet to a 5/8" iron pin set for an angle point of this tract;

N 39° 30' 03" W 279.06 feet to a 5/8" iron pin set for the North corner of said easement and the East corner of said 1332.425 Acre Tract and an angle point of this tract;

THENCE: With fence and the East line of a 796.762 Acre Tract (Volume 434, Page 362, Deed Records) and the lower West line of said 4088.309 Acre Tract as follows:

N 03° 07' 27" W 5482.16 feet to a 10" cedar post found for an interior corner of this tract;

S 72° 52' 07" W 161.02 feet to an 6" cedar post found for an exterior corner of this tract;

N 06° 10' 08" W 1843.86 feet to a 1/2" iron pin found by 8" cedar post for the Northeast corner of said 796.762 Acre Tract and an interior corner of said 4088.309 Acre Tract and of this tract;

THENCE: S 73° 51' 05" W 6569.40 feet with fence to a 1/2" iron pin found by a 10" creosote post for the Northwest corner of said 796.762 Acre Tract and the upper Southwest corner of said 4088.309 Acre Tract and an exterior corner of this tract;

THENCE: N 02° 56' 29" W 11658.79 feet in general with fence and the East line of a 3513.123 Acre Tract (Volume 434, Page 362, Deed Records) and the upper West line of said 4088.309 Acre Tract to a 6" creosote post found for the Northeast corner of said 3513.123 Acre Tract and the Northwest corner of said 4088.309 Acre Tract and an interior corner of this tract;

THENCE: N 88° 33' 39" W 4110.50 feet with fence and the North line of Survey No. 18 and Survey No. 17, Abstract No. 567, G.C. & S.F. R.R. Co. and the South line of said 7609.06 Acre Tract and Survey No. 652 to a 6" cedar post found for the Northwest corner of said 3513.123 Acre Tract, the Southeast corner of a 6412.60 Acre Tract (Tract I, Volume 927, Page 904, Deed Records) and the Southwest corner of said 7609.06 Acre Tract and the upper Southwest corner of this tract;

THENCE: With the East line of said 6412.60 Acre Tract and the West line of said 7609.06 Acre Tract as follows:

N 17° 05' 55" E 9433.84 feet in general with fence to a 2" pipe post found for an angle point of this tract;

N 01° 11' 06" E 2827.52 feet with fence to a 2" pipe post found for the Northeast corner of said 6412.60 Acre Tract and the Northwest corner of said 7609.06 Acre Tract and of this tract;

THENCE: With fence and the South line of a 14627.51 Acre Tract (Doak Ranch, Volume 758, Page 25, Deed Records)

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

and the North line of said 7609.06 Acre Tract as follows:

S 88° 44' 25" E 7385.97 feet to a 2" pipe post found for an exterior corner of this tract;

S 01° 11' 49" W 1396.25 feet with the lower West line of Survey No. 31, Abstract No. 2134, J. M. Doak and the East line of Survey No. 586 to a 2" pipe post found for an interior corner of this tract;

S 08° 40' 40" E 8273.87 feet through Survey Nos. 585, 984 and 584 to a 2" pipe post found for an interior corner of this tract;

N 01° 14' 19" E 5381.35 feet with the West line of Survey No. 1, Abstract No. 3363 to a 2" pipe post found for the Northeast corner of Survey No. 1, Abstract 2531, G.C. & S.F. R.R. Co., the Southeast corner of Survey No. 2, Abstract No. 2177, Jno. M. Doak, the upper Southwest corner of Survey No. 587, Abstract No. 964, Live Oak School Land and the Northwest corner of Survey No. 1, Abstract No. 3363 and an exterior corner of this tract;

S 88° 50' 48" E 11290.47 feet with the upper South line of Survey No. 587 and the North line of Survey No. 1, Abstract No. 3363 SF to a 2" pipe post found for an interior corner of a 9856 Acre Tract (Volume 758, Page 25, Deed Records) and Survey No. 587 and the Northeast corner of Survey No. 1, Abstract No. 3363 and the upper Northeast corner of said 7609.06 Acre Tract and of this tract;

THENCE: S 01° 19' 53" W 5350.32 feet with fence and the upper East line of Survey No. 1, Abstract No. 3363 and the East line of Survey No. 543 to a 2" pipe post found for an exterior corner of said 9856 Acre Tract and the lower Southwest corner of Survey No. 587, the Northwest corner of Survey No. 28, the Northeast corner of Survey No. 27, the Southeast corner of Survey No. 543 and an interior corner of said 7609.06 Acre Tract and of this tract;

THENCE: N 89° 27' 43" E 2659.88 feet with fence and the lower South line of Survey No. 587 and said 9856 Acre Tract and the North line of Survey No. 28 to a 2" pipe post found for the lower Northeast corner of this tract;

THENCE: S 11° 44' 44" E 82.81 feet with fence, at 78.79 feet pass a 2" pipe post, continuing without fence to the upper Southeast corner of this tract;

THENCE: With fence and the West line of F.M. Highway 2523 and the East line of said 7609.06 Acre Tract, said 4080.309 Acre Tract and said 606.351 Acre Tract as follows:

With a curve to the left having a radius of 1235.00 feet, a central angle of 22° 35' 43", an arc of 487.04 feet and a chord bearing S 58° 14' 15" W 483.89 feet to a 3/4" iron pin set for an angle point;

S 46° 56' 23" W 4173.57 feet to 3/4" iron pin set for angle point;

S 48° 44' 53" W 12968.02 feet to a 3/4" iron pin set for an angle point;

With a curve to the left having a radius of 1196.09 feet, a central angle of 47° 47' 34", an arc of 997.71 feet and a chord bearing S 24° 51' 06" W 969.03 feet to a 5/8" iron pin set for an angle point;

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

S 00° 57' 19" W 9750.68 feet to a 5/8" iron pin found for an angle point;

S 01° 46' 27" W 5378.55 feet to a 3/4" iron pin set for an angle point;

With a curve to the right having a radius of 1096.17 feet, a central angle of 58° 09' 08", an arc of 1112.55 feet and a chord bearing S 30° 51' 01" W 1065.41 feet to a 5/8" iron pin found for an angle point;

THENCE: S 59° 55' 35" W 3923.28 feet to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**PRELIMINARY**

---

John Howard, R.P.S. No. 4611  
402 State Highway 173 S  
Hondo, Texas 78861  
(830) 426-4776

**Exhibit B-1: Access Easement Description**

**See attached.**

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Tract II, Parcel 1

Field notes of a 50.0 ft. Right of Way Easement out of and part of Survey No. 935, Abstract 1639, John A. Green, and out of and part of 213.434 acre tract of land as described in Exhibit 'Six' in the Partition Deed from Sparks Rust, Jr., Individually & Trustee, et als to Martha Clay Rust Manning, et als, of record in Volume 434, Page 362, Deed Records, Val Verde County, Texas.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake for the northwest corner of a 70.0 acre tract of land as described in Deed from Martha Clay Rust Manning to Llew S. Rust, et ux, of record in Volume 489, Page 327 of said Deed Records, for the Northeast corner of 50.0 ft. strip of land as described in said Deed to Martha Clay Rust Manning, and for the Southeast corner of this strip.

THENCE with meanders of the East line of said 50.0 ft. strip; N. 16° 35' 40" W. 175.65 ft., N. 16° 45' 09" W. 564.24 ft, and North 40° 26' 38" W. 279.06 ft., to intersection with fence for the North corner of this strip;

THENCE with meanders of the West side of 50.0 ft. strip; S. 04° 05' 05" E. 84.35 ft., S. 40° 26' 38" E. 200.63 ft., S. 16° 45' 09" E. 543.24 ft. and S. 16° 35' 46" E. 206.15 ft., for the Northwest corner of said 50.0 ft. strip as described in Deed to Martha Clay Rust Manning and for the Southwest corner of this strip;

THENCE N. 73° 24' 14" E. 50.0 ft. to the place of BEGINNING.

and being the same easement dated December 16, 1994, executed by Llewellyn Rust, et ux to John M. Weston, et ux, recorded in Volume 611, Page 157, Official Public Records, Val Verde County, Texas.

**Exhibit B-2: Access Easement Description**

**See attached.**

Tract II, Parcel 2

Field notes of a 50.0 ft. Roadway Easement out of and part of Survey 35, Abstract 1088, Block 4, I & GN Ry. Co., and Survey No. 935, Abstract 1639, John A. Green and out of and part of a 213.434 acre tract of land described as Exhibit "Six" in Partition Deed from Sparks Rust, Jr., Individually and as Trustee, et als to Martha Clay Rust Manning, et als of record in Volume 434, Pages 362-410 of the Deed Records of Val Verde County, Texas.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake at fence corner on the North R.O.W. line of F.H. Highway No. 2523 for the Southwest corner of said 213.434 acre tract and for the Southwest corner of this tract;

THENCE with meanders of fence on the West line of said 213.434 acre tract and for the Southwest corner of this tract;

THENCE with meanders of fence on the West line of said 213.434 acre tract; N. 16° 30' 35" W. 1,773.02ft., and N. 16° 35' 46" W. 1,820.18 ft., for the Northwest corner of this tract;

THENCE N. 73° 24' 14" E. 50.0 ft., for the Northwest corner of this tract;

THENCE S. 16° 35' 46" E. 1,827.22ft., to an iron stake for a corner of this tract;

THENCE S. 16° 30' 35" E. 1,773.02 FT., TO AN IRON STAKE IN THE North line of F. H. Highway 2523 for the Southeast corner of this tract;

THENCE S. 58° 57' 44" W. 51.68 ft., with the North line of F.M. Highway No. 2523 to the place of BEGINNING.

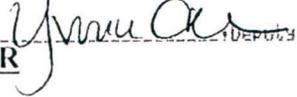
and being the easement described in Deed dated December 11, 1987 executed by Martha Clay Rust Manning to Llew S. Rust, et ux, recorded in Volume 489, Page 327, Deed Records, Val Verde County, Texas.

STATE OF TEXAS §  
§  
COUNTY OF VAL VERDE & §  
COUNTY OF KINNEY §

FILED  
On: Aug 08, 2019 at 09:37A

Receipt# - 150128

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX

By:  Deputy

**NOTICE OF FORECLOSURE SALE – WATER**

Date: August 6, 2019

Deed of Trust: Deed of Trust, Security Agreement, Assignment of Rents and Leases, and Financing Statement and Fixture Filing

- Dated: October 7, 2016
- Grantor: Estate Commodity Water, LP, a Texas limited partnership
- Trustee: Josef P. Reimer
- Lender/Beneficiary: L.D. Hancock Company, LLC
- Recorded in: Clerk's Document No. 00298680, Official Public Records, Val Verde County, Texas on November 18, 2016, AND Clerk's Document No. 00000071480, Official Public Records, Kinney County, Texas on November 22, 2016.
- Secures: Amended and Restated Real Estate Lien Note dated October 7, 2016, executed by H Sycamore Creek, LP ("H Sycamore") and payable to the order of Lender in the principal amount of \$8,001,250.37 with a maturity date of June 30, 2019 (the "Note"), together with all other Indebtedness of H Sycamore to Lender thereunder.
- Property: All of Grantor's commercial underground, percolating, artesian and other waters from any source, including, but not limited to, any and all reservoirs, formations, depths and horizons, beneath the surface of the real property described in Exhibit A (the "Land"), or on or under or that may be produced or saved therefrom (the "Commercial Groundwater"), with all executive rights appurtenant thereto, the right to test, explore for, drill for, develop, withdraw, capture, or otherwise beneficially use the Commercial Groundwater, the right to use the surface of the Land for access to and to explore for, develop, treat, produce, and transport the Commercial Groundwater, the right of ingress and egress to the Land for all purposes associated with the ownership and development of the Commercial Groundwater, and any and all other rights and interests of Grantor identified in the Deed of Trust as constituting the "Mortgaged Property".
- Current Owner: H Sycamore Creek, LP pursuant to that certain Warranty Deed in Lieu of Foreclosure dated July 20, 2018, and recorded on July 30, 2018, in Clerk's Document No. 00308964, Official Public Records, Val Verde County, Texas, AND also recorded on August 22, 2018 in Clerk's Document No. 00000073045,

Official Public Records, Kinney County, Texas, from Grantor to H Sycamore remaining **SUBJECT TO** Lender's superior lien pursuant to the Deed of Trust.

**Foreclosure Sale:**

**Date:** Tuesday, September 3, 2019

**Time:** The sale of the Property (the "Foreclosure Sale") will take place between the hours of 10:00 a.m. and 2:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. The Foreclosure Sale will be completed no later than 4:00 p.m.

**Place:** Val Verde County Courthouse located at 400 Pecan Street in Del Rio, Texas 78840, on the steps situated in the front of said building or such other area as may be designated by the County Commissioners Court.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the Indebtedness secured by the lien of the Deed of Trust. The Property may, at the election of Trustee, be sold together with the Land and mineral rights associated therewith which were pledged as additional collateral securing repayment of the Note.

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, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

Lender may elect to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. 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 reposting or refiled, if any, may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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.

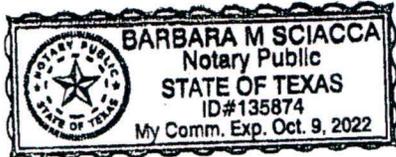
Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

Notice is given that before the Foreclosure Sale, Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

  
\_\_\_\_\_  
Josef P. Reimer, Trustee

STATE OF TEXAS            )  
  )  
COUNTY OF TARRANT    )

BEFORE ME, THE UNDERSIGNED, a Notary Public in and for said County and State, on this 6<sup>th</sup> day of August, 2019, personally appeared Josef P. Reimer, Trustee, a person known to me, and executed and acknowledged the foregoing instrument, in the capacity stated above.



  
\_\_\_\_\_  
Notary Public, State of Texas  
Commission Expires: 10-9-22  
Printed Name: Barbara M. Sciacca

Exhibit A: Description of Land

See attached.

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EXHIBIT "A"

STATE OF TEXAS                      PREPARED FOR: Larry G. Hancock - Seller,  
 COUNTY OF VAL VERDE                      Grass Valley Water, LP -  
 COUNTY OF KINNEY                      Buyer

FIELD NOTES TO DESCRIBE

A 12572.25 Acre Tract of land being situated about 12 miles N 45° E of Del Rio in Val Verde and Kinney Counties, Texas, having approximate acres out of original surveys as follows:

SURVEY NO.	BLK.	CERT.	ABST. NO.	ORIGINAL GRANTEE	ACRES
543	11	5216	1252	I. & G. N. R.R. Co.	638.40
544	11	5217	1539	I. & G. N. R.R. Co.	639.46
1		SF10135	3363	T. B. Jones	107.80
28	5	4329	V-1090	I. & G. N. R.R. Co.	60.97
			K-285		14.07
27	5	4328	1089	I. & G. N. R.R. Co.	542.99
26	5	4327	1088	I. & G. N. R.R. Co.	639.46
584	5	4456	1253	I. & G. N. R.R. Co.	635.43
984		26-7	1488	I. & G. N. R.R. Co.	93.24
585	5	4457	1254	I. & G. N. R.R. Co.	672.72
586	5	4458	1255	I. & G. N. R.R. Co.	637.71
597 1/2	5	23/92	1481	I. & G. N. R.R. Co.	64.97
649		2357	561	G. C. & S. F. R.R. Co.	209.02
652		2328	3723	G. C. & S. F. R.R. Co.	590.69
533	5	5214	1228	I. & G. N. R.R. Co.	639.46
985		1164	1487	Miles Reed	829.80
25	5	4326	1087	I. & G. N. R.R. Co.	642.06
24	5	4325	1665	I. & G. N. R.R. Co.	512.08
23	5	4324	1086	I. & G. N. R.R. Co.	53.53
13	5	4314	1082	I. & G. N. R.R. Co.	31.49
12	5	4313	1081	I. & G. N. R.R. Co.	628.73
651		2328	562	G. C. & S. F. R.R. Co.	634.29
10	1	2731	2169	Robert Harris	514.26
700		4	1620	Dimmit Co. School Land	1138.78
11	5	4312	1080	I. & G. N. R.R. Co.	629.45
1	5	4302	1073	I. & G. N. R.R. Co.	630.45
935		1763	1639	John A. Green	19.24
40	4	4299	1070	I. & G. N. R.R. Co.	90.22
35	4	4294	1068	I. & G. N. R.R. Co.	31.49

being all of a 138.176 Acre Tract conveyed from Llewellyn Rust, et ux to John M. Weston, et ux by deed dated December 16, 1994 and recorded in Volume 611, Page 157 of the Deed Records of Val Verde County, Texas, all of a 606.351 Acre Tract conveyed from Sparks Rust, Jr., et ux to John M. Weston and Donna Weston by deed dated December 16, 1994 and recorded in Volume 611, Page 148 of said deed records, all of a 4088.309 Acre Tract conveyed from Farm Credit Bank of Texas to John M. Weston, et ux by deed dated April 30, 1993 and recorded in Volume 577, Page 32 of said deed records and all of a 7609.06 Acre Tract conveyed from John M. Weston and Donna J. Weston to Weston Equity Land Partners, Ltd. by deed dated May 6, 2004 and recorded in Volume 895, Page 760 of said deed records, and being all of a 12572.25 Acre Tract conveyed from Weston Equity Land Partners, Ltd. to Larry G. Hancock by deed dated August 17, 2006 and recorded in Volume 1013, Page 701 of said deed records and being more particularly described as follows:

BEGINNING: At a 3/4" iron pin set in the North line of P.M. Highway 2523 (100 feet wide) for the Southeast corner of a 213.434 Acre Tract (Volume 434, Page 362, Deed Records) and the lower Southwest corner of said 606.351 Acre Tract and of this tract from which a 6" creosote post found for the Southeast corner of a 1332.425 Acre Tract (Volume 755, Page 744, Deed Records) and the Southwest corner of said 213.434 Acre Tract bears S 59° 55' 32" W 1756.15 feet;

THENCE: N 15° 34' 19" W 1799.92 feet, at 1.13 feet pass a 2" pipe post, continuing with fence to a 2" pipe post found for the Southeast corner of said 138.176 Acre

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

THENCE: S 59° 55' 42" W 1748.09 feet with fence to a 1/2" iron pin found by a 2" pipe post in the East line of a 50-Foot Strip and road easement (Volume 611, Page 157 and Volume 489, Page 327 Deed Records) for the Southwest corner of said 138.176 Acre Tract and an exterior corner of this tract;

THENCE: With the East line of said 50-Foot Easement and the West line of said 138.176 Acre Tract as follows:

N 15° 37' 11" W 1975.44 feet to a 5/8" iron pin set for an angle point of this tract;

N 15° 48' 34" W 564.24 feet to a 5/8" iron pin set for an angle point of this tract;

N 39° 30' 03" W 279.06 feet to a 5/8" iron pin set for the North corner of said easement and the East corner of said 1332.425 Acre Tract and an angle point of this tract;

THENCE: With fence and the East line of a 796.762 Acre Tract (Volume 434, Page 362, Deed Records) and the lower West line of said 4088.309 Acre Tract as follows:

N 03° 07' 27" W 5482.16 feet to a 10" cedar post found for an interior corner of this tract;

S 72° 52' 07" W 161.02 feet to an 6" cedar post found for an exterior corner of this tract;

N 06° 10' 08" W 1842.86 feet to a 1/2" iron pin found by 8" cedar post for the Northeast corner of said 796.762 Acre Tract and an interior corner of said 4088.309 Acre Tract and of this tract;

THENCE: S 73° 51' 05" W 6569.40 feet with fence to a 1/2" iron pin found by a 10" creosote post for the Northwest corner of said 796.762 Acre Tract and the upper Southwest corner of said 4088.309 Acre Tract and an exterior corner of this tract;

THENCE: N 02° 56' 29" W 11658.79 feet in general with fence and the East line of a 3513.123 Acre Tract (Volume 434, Page 362, Deed Records) and the upper West line of said 4088.309 Acre Tract to a 6" creosote post found for the Northeast corner of said 3513.123 Acre Tract and the Northwest corner of said 4088.309 Acre Tract and an interior corner of this tract;

THENCE: N 88° 33' 39" W 4110.50 feet with fence and the North line of Survey No. 18 and Survey No. 17, Abstract No. 567, G.C. & S.F. R.R. Co. and the South line of said 7609.06 Acre Tract and Survey No. 652 to a 6" cedar post found for the Northwest corner of said 3513.123 Acre Tract, the Southeast corner of a 6412.60 Acre Tract (Tract I, Volume 927, Page 904, Deed Records) and the Southwest corner of said 7609.06 Acre Tract and the upper Southwest corner of this tract;

THENCE: With the East line of said 6412.60 Acre Tract and the West line of said 7609.06 Acre Tract as follows:

N 17° 05' 55" E 9433.84 feet in general with fence to a 2" pipe post found for an angle point of this tract;

N 01° 11' 06" E 2827.52 feet with fence to a 2" pipe post found for the Northeast corner of said 6412.60 Acre Tract and the Northwest corner of said 7609.06 Acre Tract and of this tract;

THENCE: With fence and the South line of a 14627.51 Acre Tract (Doak Ranch, Volume 758, Page 25, Deed Records)

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

and the North line of said 7609.06 Acre Tract as follows:

S 88° 44' 25" E 7385.97 feet to a 2" pipe post found for an exterior corner of this tract;

S 01° 11' 49" W 1396.25 feet with the lower West line of Survey No. 21, Abstract No. 2134, J. M. Doak and the East line of Survey No. 586 to a 2" pipe post found for an interior corner of this tract;

S 08° 40' 40" E 8273.87 feet through Survey Nos. 585, 984 and 584 to a 2" pipe post found for an interior corner of this tract;

N 01° 14' 19" E 5381.35 feet with the West line of Survey No. 1, Abstract No. 3363 to a 2" pipe post found for the Northeast corner of Survey No. 1, Abstract 2531, G.C. & S.F. R.R. Co., the Southeast corner of Survey No. 2, Abstract No. 2177, Jno. M. Doak, the upper Southwest corner of Survey No. 587, Abstract No. 964, Live Oak School Land and the Northwest corner of Survey No. 1, Abstract No. 3363 and an exterior corner of this tract;

S 88° 50' 48" E 11290.47 feet with the upper South line of Survey No. 587 and the North line of Survey No. 1, Abstract No. 3363 SF to a 2" pipe post found for an interior corner of a 9856 Acre Tract (Volume 750, Page 25, Deed Records) and Survey No. 587 and the Northeast corner of Survey No. 1, Abstract No. 3363 and the upper Northeast corner of said 7609.06 Acre Tract and of this tract;

THENCE: S 01° 19' 53" W 5350.32 feet with fence and the upper East line of Survey No. 1, Abstract No. 3363 and the East line of Survey No. 543 to a 2" pipe post found for an exterior corner of said 9856 Acre Tract and the lower Southwest corner of Survey No. 587, the Northwest corner of Survey No. 28, the Northeast corner of Survey No. 27, the Southeast corner of Survey No. 543 and an interior corner of said 7609.06 Acre Tract and of this tract;

THENCE: N 89° 27' 43" E 2659.88 feet with fence and the lower South line of Survey No. 587 and said 9856 Acre Tract and the North line of Survey No. 28 to a 2" pipe post found for the lower Northeast corner of this tract;

THENCE: S 11° 44' 44" E 82.81 feet with fence, at 78.79 feet pass a 2" pipe post, continuing without fence to the upper Southeast corner of this tract;

THENCE: With fence and the West line of F.M. Highway 2523 and the East line of said 7609.06 Acre Tract, said 4088.309 Acre Tract and said 606.351 Acre Tract as follows:

With a curve to the left having a radius of 1235.00 feet, a central angle of 22° 35' 43", an arc of 487.04 feet and a chord bearing S 50° 14' 15" W 483.89 feet to a 3/4" iron pin set for an angle point;

S 46° 56' 23" W 4173.57 feet to 3/4" iron pin set for angle point;

S 40° 44' 53" W 12968.02 feet to a 3/4" iron pin set for an angle point;

With a curve to the left having a radius of 1196.09 feet, a central angle of 47° 47' 34", an arc of 997.71 feet and a chord bearing S 24° 51' 06" W 959.03 feet to a 5/8" iron pin set for an angle point;

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

S 00° 57' 19" W 9750.68 feet to a 5/8" iron pin found for an angle point;

S 01° 46' 27" W 5378.55 feet to a 3/4" iron pin set for an angle point;

With a curve to the right having a radius of 1096.17 feet, a central angle of 56° 09' 08", an arc of 1112.55 feet and a chord bearing S 30° 51' 01" W 1065.41 feet to a 5/8" iron pin found for an angle point;

THENCE: S 59° 55' 35" W 3923.20 feet to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the \_\_\_\_ day of \_\_\_\_\_, 2011.

**PRELIMINARY**

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John Howard, R.P.S. No. 4611  
402 State Highway 173 S  
Hondo, Texas 78861  
(830) 426-4776



**Foreclosure Sale:**

**Date:** Tuesday, September 3, 2019

**Time:** The sale of the Property (the "Foreclosure Sale") will take place between the hours of 10:00 a.m. and 2:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. The Foreclosure Sale will be completed no later than 4:00 p.m.

**Place:** Val Verde County Courthouse located at 400 Pecan Street in Del Rio, Texas 78840, on the steps situated in the front of said building or such other area as may be designated by the County Commissioners Court.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the Indebtedness secured by the lien of the Deed of Trust. The Property may, at the election of Trustee, be sold together with the Land and water rights associated therewith which were pledged as additional collateral securing repayment of the Note.

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, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

Lender may elect to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. 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 reposting or refiling, if any, may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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.

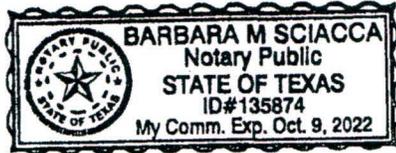
Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

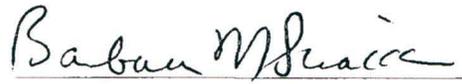
Notice is given that before the Foreclosure Sale, Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

  
Josef P. Reimer, Trustee

STATE OF TEXAS            )  
  )  
COUNTY OF TARRANT    )

BEFORE ME, THE UNDERSIGNED, a Notary Public in and for said County and State, on this 6<sup>th</sup> day of August, 2019, personally appeared Josef P. Reimer, Trustee, a person known to me, and executed and acknowledged the foregoing instrument, in the capacity stated above.



  
Notary Public, State of Texas  
Commission Expires: 10/9/22  
Printed Name: Barbara M. Sciacca

**Exhibit A: Description of Land**

**See attached.**



EXHIBIT "A"

STATE OF TEXAS                      PREPARED FOR: Larry G. Hancock - Seller,  
 COUNTY OF VAL VERDE                      Grass Valley Water, LP -  
 COUNTY OF KINNEY                      Buyer

FIELD NOTES TO DESCRIBE

A 12572.25 Acre Tract of land being situated about 12 miles N 45° E of Del Rio in Val Verde and Kinney Counties, Texas, having approximate acres out of original surveys as follows:

SURVEY NO.	BLK.	CERT.	ABST. NO.	ORIGINAL GRANTEE	ACRES
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544	11	5217	1539	I. & G. N. R.R. Co.	639.46
1		SP10135	3363	T. B. Jones	107.80
28	5	4329	V-1090	I. & G. N. R.R. Co.	60.97
			K-285		14.07
27	5	4328	1089	I. & G. N. R.R. Co.	542.99
26	5	4327	1088	I. & G. N. R.R. Co.	639.46
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585	5	4457	1254	I. & G. N. R.R. Co.	672.72
586	5	4458	1255	I. & G. N. R.R. Co.	637.71
597 1/2	5	23/92	1481	I. & G. N. R.R. Co.	64.97
649		2357	561	G. C. & S. F. R.R. Co.	209.02
652		2328	3723	G. C. & S. F. R.R. Co.	590.69
533	5	5214	1228	I. & G. N. R.R. Co.	639.46
985		1164	1487	Miles Reed	829.80
25	5	4326	1087	I. & G. N. R.R. Co.	642.06
24	5	4325	1665	I. & G. N. R.R. Co.	512.08
23	5	4324	1086	I. & G. N. R.R. Co.	53.53
13	5	4314	1082	I. & G. N. R.R. Co.	31.49
12	5	4313	1081	I. & G. N. R.R. Co.	628.73
651		2328	562	G. C. & S. F. R.R. Co.	634.29
18	1	2731	2169	Robert Harris	514.26
700		4	1620	Dimmit Co. School Land	1138.78
11	5	4312	1080	I. & G. N. R.R. Co.	629.45
1	5	4302	1073	I. & G. N. R.R. Co.	630.45
935		1763	1639	John A. Green	19.24
40	4	4299	1070	I. & G. N. R.R. Co.	90.22
35	4	4294	1068	I. & G. N. R.R. Co.	31.49

being all of a 138.176 Acre Tract conveyed from Llewellyn Rust, et ux to John M. Weston, et ux by deed dated December 16, 1994 and recorded in Volume 611, Page 157 of the Deed Records of Val Verde County, Texas, all of a 606.351 Acre Tract conveyed from Sparks Rust, Jr., et ux to John M. Weston and Donna Weston by deed dated December 16, 1994 and recorded in Volume 611, Page 148 of said deed records, all of a 4088.309 Acre Tract conveyed from Farm Credit Bank of Texas to John M. Weston, et ux by deed dated April 30, 1993 and recorded in Volume 577, Page 32 of said deed records and all of a 7609.06 Acre Tract conveyed from John M. Weston and Donna J. Weston to Weston Equity Land Partners, Ltd. by deed dated May 6, 2004 and recorded in Volume 895, Page 760 of said deed records, and being all of a 12572.26 Acre Tract conveyed from Weston Equity Land Partners, Ltd. to Larry G. Hancock by deed dated August 17, 2006 and recorded in Volume 1013, Page 701 of said deed records and being more particularly described as follows:

BEGINNING: At a 3/4" iron pin set in the North line of P.M. Highway 2523 (100 feet wide) for the Southeast corner of a 213.434 Acre Tract (Volume 434, Page 362, Deed Records) and the lower Southwest corner of said 606.351 Acre Tract and of this tract from which a 6" creosote post found for the Southeast corner of a 1332.425 Acre Tract (Volume 755, Page 744, Deed Records) and the Southwest corner of said 213.434 Acre Tract bears S 59° 55' 32" W 1756.15 feet;

THENCE: N 15° 34' 19" W 1799.92 feet, at 1.13 feet pass a 2" pipe post, continuing with fence to a 2" pipe post found for the Southeast corner of said 138.176 Acre

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

THENCE: S 59° 55' 42" W 1748.09 feet with fence to a 1/2" iron pin found by a 2" pipe post in the East line of a 50-Foot Strip and road easement (Volume 611, Page 157 and Volume 489, Page 327 Deed Records) for the Southwest corner of said 138.176 Acre Tract and an exterior corner of this tract;

THENCE: With the East line of said 50-Foot Easement and the West line of said 138.176 Acre Tract as follows:

N 15° 37' 11" W 1975.44 feet to a 5/8" iron pin set for an angle point of this tract;

N 15° 48' 34" W 564.24 feet to a 5/8" iron pin set for an angle point of this tract;

N 39° 10' 03" W 279.06 feet to a 5/8" iron pin set for the North corner of said easement and the East corner of said 1332.425 Acre Tract and an angle point of this tract;

THENCE: With fence and the East line of a 796.762 Acre Tract (Volume 434, Page 362, Deed Records) and the lower West line of said 4088.309 Acre Tract as follows:

N 03° 07' 27" W 5482.16 feet to a 10" cedar post found for an interior corner of this tract;

S 72° 52' 07" W 161.02 feet to an 6" cedar post found for an exterior corner of this tract;

N 06° 10' 08" W 1843.86 feet to a 1/2" iron pin found by 8" cedar post for the Northeast corner of said 796.762 Acre Tract and an interior corner of said 4088.309 Acre Tract and of this tract;

THENCE: S 73° 51' 05" W 6569.40 feet with fence to a 1/2" iron pin found by a 10" creosote post for the Northwest corner of said 796.762 Acre Tract and the upper Southwest corner of said 4088.309 Acre Tract and an exterior corner of this tract;

THENCE: N 02° 56' 29" W 11658.79 feet in general with fence and the East line of a 3513.123 Acre Tract (Volume 434, Page 362, Deed Records) and the upper West line of said 4088.309 Acre Tract to a 6" creosote post found for the Northeast corner of said 3513.123 Acre Tract and the Northwest corner of said 4088.309 Acre Tract and an interior corner of this tract;

THENCE: N 88° 33' 39" W 4110.50 feet with fence and the North line of Survey No. 18 and Survey No. 17, Abstract No. 567, G.C. & S.F. R.R. Co. and the South line of said 7609.06 Acre Tract and Survey No. 652 to a 6" cedar post found for the Northwest corner of said 3513.123 Acre Tract, the Southeast corner of a 6412.60 Acre Tract (Tract I, Volume 927, Page 904, Deed Records) and the Southwest corner of said 7609.06 Acre Tract and the upper Southwest corner of this tract;

THENCE: With the East line of said 6412.60 Acre Tract and the West line of said 7609.06 Acre Tract as follows:

N 17° 05' 55" E 9433.84 feet in general with fence to a 2" pipe post found for an angle point of this tract;

N 01° 11' 06" E 2827.52 feet with fence to a 2" pipe post found for the Northeast corner of said 6412.60 Acre Tract and the Northwest corner of said 7609.06 Acre Tract and of this tract;

THENCE: With fence and the South line of a 14627.51 Acre Tract (Doak Ranch, Volume 758, Page 25, Deed Records)

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

and the North line of said 7609.06 Acre Tract as follows:

S 88° 44' 25" E 7385.97 feet to a 2" pipe post found for an exterior corner of this tract;

S 01° 11' 49" W 1396.25 feet with the lower West line of Survey No. 21, Abstract No. 2134, J. M. Doak and the East line of Survey No. 586 to a 2" pipe post found for an interior corner of this tract;

S 08° 40' 40" E 8273.87 feet through Survey Nos. 585, 984 and 584 to a 2" pipe post found for an interior corner of this tract;

N 01° 14' 19" E 5381.35 feet with the West line of Survey No. 1, Abstract No. 3363 to a 2" pipe post found for the Northeast corner of Survey No. 1, Abstract 2531, G.C. & S.F. R.R. Co., the Southeast corner of Survey No. 2, Abstract No. 2177, Jno. M. Doak, the upper Southwest corner of Survey No. 587, Abstract No. 964, Live Oak School Land and the Northwest corner of Survey No. 1, Abstract No. 3363 and an exterior corner of this tract;

S 88° 50' 48" E 11290.47 feet with the upper South line of Survey No. 587 and the North line of Survey No. 1, Abstract No. 3363 SF to a 2" pipe post found for an interior corner of a 9856 Acre Tract (Volume 750, Page 25, Deed Records) and Survey No. 587 and the Northeast corner of Survey No. 1, Abstract No. 3363 and the upper Northeast corner of said 7609.06 Acre Tract and of this tract;

THENCE: S 01° 19' 53" W 5350.32 feet with fence and the upper East line of Survey No. 1, Abstract No. 3363 and the East line of Survey No. 543 to a 2" pipe post found for an exterior corner of said 9856 Acre Tract and the lower Southwest corner of Survey No. 587, the Northwest corner of Survey No. 28, the Northeast corner of Survey No. 27, the Southeast corner of Survey No. 543 and an interior corner of said 7609.06 Acre Tract and of this tract;

THENCE: N 89° 27' 43" E 2659.88 feet with fence and the lower South line of Survey No. 587 and said 9856 Acre Tract and the North line of Survey No. 28 to a 2" pipe post found for the lower Northeast corner of this tract;

THENCE: S 11° 44' 44" E 82.81 feet with fence, at 78.79 feet pass a 2" pipe post, continuing without fence to the upper Southeast corner of this tract;

THENCE: With fence and the West line of F.M. Highway 2523 and the East line of said 7609.06 Acre Tract, said 4088.309 Acre Tract and said 606.351 Acre Tract as follows:

With a curve to the left having a radius of 1235.00 feet, a central angle of 22° 35' 43", an arc of 487.04 feet and a chord bearing S 58° 14' 15" W 483.89 feet to a 3/4" iron pin set for an angle point;

S 46° 56' 23" W 4173.57 feet to 3/4" iron pin set for angle point;

S 48° 44' 53" W 12968.02 feet to a 3/4" iron pin set for an angle point;

With a curve to the left having a radius of 1196.09 feet, a central angle of 47° 47' 34", an arc of 997.71 feet and a chord bearing S 24° 51' 06" W 969.03 feet to a 5/8" iron pin set for an angle point;

12572.26 Acre Tract, Weston Equity Land Partners to Larry Hancock

S 00° 57' 19" W 9750.68 feet to a 5/8" iron pin found for an angle point;

S 01° 46' 27" W 5378.58 feet to a 3/4" iron pin set for an angle point;

With a curve to the right having a radius of 1096.17 feet, a central angle of 58° 09' 00", an arc of 1112.55 feet and a chord bearing S 30° 51' 01" W 1065.41 feet to a 5/8" iron pin found for an angle point;

THENCE: S 59° 55' 35" W 3923.26 feet to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the \_\_\_\_ day of \_\_\_\_\_, 2011.

**PRELIMINARY**

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John Howard, R.P.S. No. 4611  
402 State Highway 173 S  
Hondo, Texas 78861  
(830) 426-4776

## NOTICE OF FORECLOSURE SALE

Date: **August 12, 2019**

Deed of Trust ("Deed of Trust"): ;

Dated: **March 1, 2016**

Grantor: **LOURDES A. RAMON**

Trustee: **C. PAT ELLIS**

Lender: **CBC STX INVESTMENTS, LLC, a Texas Limited Liability Company also known as C.B.C. STX INVESTMENTS, L.L.C.**

Recorded in: Deed of trust recorded on **March 7, 2016**, in the Official Public Records of Val Verde County in/under Document No. **00294405**.

Legal Description: **SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING THE EAST 37 ½ FEET OF LOT SEVEN (7), AND THE WEST 12 ½ FEET OF LOT EIGHT (8), IN BLOCK TWO (2), OF THE ROSEWOOD PARK ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO PLAT OF RECORD IN VOL. 2, PAGE 1, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUND DESCRIBED IN EXHIBIT "1" ATTACHED HERETO.**

Secures: Promissory Note ("Note") in the original principal amount of **FIFTY-SEVEN THOUSAND AND NO/100THS (\$57,000.00) DOLLARS**, executed by **LOURDES A. RAMON** ("Borrower") and payable to the order of Lender.

Substitute Trustee: **ALEJANDRO E. VILLARREAL, III**

Substitute Trustee's Address: **602 E. Calton Rd., 2<sup>nd</sup> Floor  
Laredo, Webb County, Texas 78041**

### Foreclosure Sale:

Date: **Tuesday, September 3, 2019**

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of **10:00 a.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **10:00 a.m.** and not later than three (3) hours after that time on **Tuesday, September 3, 2019.**

FILED  
On: Aug 12, 2019 at 02:43P  
Receipt# - 150213

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX

By *[Signature]*  
Deputy

Place: The front steps of courthouse which is located at **400 Pecan Street, Del Rio, Val Verde County, Texas 78840**, at approximately **10:00 a.m.**, at least twenty-one (21) days before the Trustee's Sale as required by statute and in strict compliance with the requirements of §51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 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, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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.

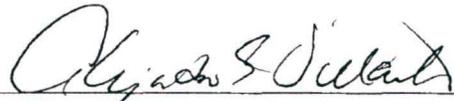
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 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.

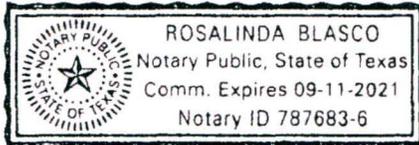
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

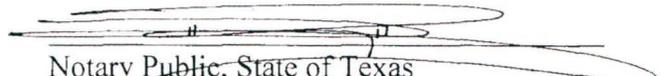
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

  
ALEJANDRO E. VILLARREAL, III,  
Substitute Trustee

STATE OF TEXAS           §  
COUNTY OF WEBB       §

This instrument was acknowledged before me on this 12<sup>th</sup> day of **August, 2019**, by **ALEJANDRO E. VILLARREAL, III, Substitute Trustee.**



  
Notary Public, State of Texas

PREPARED IN THE OFFICES OF:  
**Alejandro E. Villarreal, III**  
PERSON, WHITWORTH,  
BORCHERS & MORALES, L.L.P.  
602 E. Calton Rd., 2<sup>nd</sup> Floor  
Laredo, Texas 78041

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING THE EAST 37 1/2 FEET OF LOT SEVEN (7), AND THE WEST 12 1/2 FEET OF LOT EIGHT (8), IN BLOCK TWO (2), OF THE ROSEWOOD PARK ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO PLAT OF RECORD IN VOL. 2, PAGE 1, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST LINE OF EDNA STREET FOR THE SOUTH CORNER OF LOT NO. 8, AND THE EAST CORNER OF LOT NO. 7;

THENCE S. 55 DEG. W. 37.5 FT. WITH THE NORTHWEST LINE OF EDNA ST. TO AN IRON STAKE FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N. 22 DEG. W. 125.0 FT. TO FENCE POST AT FENCE CORNER ON THE LINE BETWEEN LOTS NO. 7 AND 2, FOR THE WEST CORNER OF THIS TRACT;

THENCE N. 55 DEG. E. 50 FT. WITH THE NORTHWEST LINE OF LOT NO. 7 AND 8, AT 37.5 FEET PASS THE NORTH CORNER OF LOT NO. 7 SAME BEING THE WEST CORNER OF LOT NO. 8, TO FENCE POST FOR THE NORTH CORNER OF THIS TRACT;

THENCE S. 22 DEG. E. 125.0 FT. TO AN IRON STAKE IN THE NORTHWEST LINE OF EDNA STREET FOR THE EAST CORNER OF THIS TRACT;

THENCE S. 55 DEG. W. 12.5 FT. WITH THE NORTHWEST LINE OF EDNA STREET TO THE PLACE OF BEGINNING;