

Notice of Trustee's Sale

FILED
AT 2:21 O'CLOCK PM

Date: July 15, 2025

JUL 15 2025

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Salina Martinez* Deputy

Date: July 11, 2023
Grantor: The Texas Cars and Cattle Company, LLC
Lender: Mario A. Trevino and wife, Guadalupe Trevino
Recording Information: Deed of Trust recorded under Instrument No. 2323510,
Official Public Records, Maverick County, Texas.

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

TRACT 1: Being 20.00 acres severance, located in the M. Bennett, Survey 74, Abstract 1032, Maverick County, part of the remainder of a 398.63 acres tract described in conveyance document to Mario A. Trevino, et ux., recorded in Document Number 110845 of the Maverick County Official Public Records, further described in Parcel I recorded in Volume 150, Pages 133-et seq., of the Maverick County Deed Records, Maverick County, Texas and more particularly described by metes and bounds in Exhibit "A" attached and made a part hereof.

TRACT 2: Being 10.01 acres severance, located in the M. Bennett, Survey 74, Abstract 1032, Maverick County, part of the remainder of a 398.63 acres tract described in conveyance document to Mario A. Trevino, et ux., recorded in Document Number 110845 of the Maverick County Official Public Records, further described in Parcel I recorded in Volume 150, Pages 133-et seq., of the Maverick County Deed Records, Maverick County, Texas and more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

Trustee: Cgc Ritchie

Substitute Trustee: Tiffany L. Williams and/or Cynthia Flores

Date of Sale (first Tuesday of month): August 5, 2025

Time of Sale: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 2:00 P.M.

Place of Sale: The front steps of the Maverick County Courthouse located at 500 Quarry Street, Eagle Pass, Texas 78852.

Default has occurred in the Deed of Trust. Grantor has failed to cure the default after notice, and the period to cure has expired. Lender, the owner and holder of the Deed of Trust, has designated Substitute Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Substitute Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Deed of Trust. The purchase price is payable immediately on acceptance of the bid by the Substitute Trustee. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Tiffany L. Williams

Exhibit "A"

DIRKSEN ENGINEERING

441 Fort Clark Road, Suite B
Uvalde, Texas 78801

TBPE FIRM # F-8848 TBPLS FIRM # 10193741
Office Tel. (830) 278-2100 Fax (830) 278-2102

FIELD NOTES FOR A 20.00 ACRES SEVERANCE SURVEY COMPLETED ON MAY 15, 2023

Being 20.00 acres severance, located in the M. Bennett, Survey 74, Abstract 1032, Maverick County, part of the remainder of a 398.63 acres tract described in conveyance document to Mario A. Trevino, et ux., recorded in Document Number 110845 of the Maverick County Official Public Records, further described in Parcel 1 recorded in Volume 150, Pages 133-et seq., of the Maverick County Deed Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with 1/2" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake found (S.P.C. N:13426854.19, E:1516501.28) in the east line of Dana Street, at the southwest corner of Lot 14 of the of the Val Verde Estates Unit 1 as shown on the plat recorded in Envelope 152, Side B of the Maverick County Plat Records, at the northwest corner of a 10.01 acres tract surveyed previously on April 18, 2023 (Job No. 23-2928) for the northeast corner of the herein described tract;

THENCE S 00°00'00" E, 643.42 feet to a steel stake set for the southeast corner of the herein described tract;

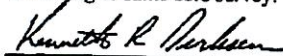
THENCE N 90°00'00" W, 1175.49 feet to a steel stake set in the east line of Canal Lateral No.50 for the southwest corner of the herein described tract;

THENCE With the east line of Canal Lateral No. 50 for the following two (2) calls;
1. N 22°29'45" W, 590.64 feet to an angle point;
2. N 00°49'04" W, 166.97 feet to a steel stake set in the south line of Lot 1 of said Val Verde Estates Unit 1 for the northwest corner of the herein described tract;

THENCE With the south line of said Val Verde Estates Unit 1 for the following three (3) calls;
S 85°38'49" E, 921.25 feet to a steel stake found;
N 89°54'20" E, 384.46 feet to a steel stake set;
S 89°05'38" E, 41.15 feet to a steel stake found;
N 89°18'41" E, 59.66 feet to the **POINT OF BEGINNING** containing 20.00 acres of land within the herein described tract as surveyed by Dirksen Engineering on May 15, 2023.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and attached plat were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.



Kenneth R. Dirksen, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 6260

JOB NO. 23-2959



DIRKSEN ENGINEERING

441 Fort Clark Road, Suite B
Uvalde, Texas 78801

TBPE FIRM # F-8848 TBPLS FIRM # 10193741
Office Tel. (830) 278-2100 Fax (830) 278-2102

FIELD NOTES FOR A 10.01 ACRES SEVERANCE SURVEY COMPLETED ON JUNE 28, 2023

Being 10.01 acres severance, located in the M. Bennett, Survey 74, Abstract 1032, Maverick County, part of the remainder of a 398.63 acres tract described in conveyance document to Mario A. Trevino, et ux., recorded in Document Number 110845 of the Maverick County Official Public Records, further described in Parcel I recorded in Volume 150, Pages 133-et seq., of the Maverick County Deed Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with 1/2" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake set (S.P.C. N:13426210.77, E:1516501.28) at the southeast corner of a 20.00 acres tract surveyed previously on May 15, 2023 (Job No. 23-2959) for the northeast corner of the herein described tract;

THENCE S 00°00'00" E, 389.80 feet to a steel stake set for the southeast corner of the herein described tract;

THENCE N 90°00'00" W, 1085.61 feet to a steel stake set in the east line of Canal Lateral No.50 for the southwest corner of the herein described tract;

THENCE With the east line of Canal Lateral No. 50 for the following two (2) calls;
N 07°35'00" W, 244.19 feet to a steel stake set;
N 21°19'09" W, 158.60 feet to a steel stake set previously for the southwest corner of said 20.00 acres tract;

THENCE N 90°00'00" E, 1175.49 feet to the **POINT OF BEGINNING** containing 10.01 acres of land within the herein described tract as surveyed by Dirksen Engineering on June 28, 2023.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and attached plat were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.



Kenneth R. Dirksen, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 6260

JOB NO. 23-3006

