

## NOTICE OF FORECLOSURE SALE

### Deed of Trust:

**Dated:** September 30, 2020

**Grantor:** OSCAR RODRIGUEZ, JR.

**Trustee:** CARLOS J. KLUTTS

**Lender:** LAMPASITOS LAND, LTD., a Texas limited partnership

**Recorded in:** Document No. 216448 in Book 1862, Page 409 of the Official Public Records of Maverick County, Texas

**Property:** THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 74, A 20.128 ACRE TRACT OUT OF SURVEY NO. 25, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

FILED  
AT 11:30 'CLOCK A M

JUL 07 2025

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By *Sabill Martin* Deputy

BEING a 20.128 acre tract or parcel of land in Sunset Ranch Estates, an unrecorded subdivision in Maverick County, Texas, and being a part of Survey No. 25, A-631, Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52, and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70, and the Serena Goodrich Survey No. 71, described in a deed from CARLOS J. KLUTTS to LAMPASITOS LAND, LTD., a Texas limited partnership, dated February 17, 2010, and recorded as Document No. 158753 in Book 1222, Page 173 of the Official Public Records of Maverick County, Texas; said 20.128 acre tract more particularly described by metes and bounds on Exhibit "A" attached to and made a part of this instrument for all purposes. A PORTION OF THIS PROPERTY IS OR MAY BE LOCATED IN THE 100-YEAR FLOOD PLAIN.

**Secures:** Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by OSCAR RODRIGUEZ, JR. ("Borrower") and payable to the order of Lender.

### Foreclosure Sale:

**Date:** Tuesday, August 5, 2025  
**Time:** 10:00 A.M. or within three hours thereafter.

**Place:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852, or any such place so designated by the Maverick County Commissioners for the place for such sales.

**Terms:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

**Substitute Trustee:** JAMES E. EGLOFF  
1705 S. Capital of Texas Hwy., Ste. 2  
Austin, Texas 78746

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

**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.**

**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.**



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JAMES E. EGLOFF, Substitute Trustee

**DALE L. OLSON**

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602  
Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 74, A 20.128 ACRE TRACT OUT OF SURVEY NO. 25, BLOCK 6, I & G.N. R.R. CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 20.128 acre tract or parcel of land out of and being a part of Survey No. 25, A-631 Block 6, I & GN RR Co. Survey, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of U.S. Highway No. 277.

THENCE with the north line of the U.S. Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 1098.16 feet to a 5/8 inch iron rod set where same intersects the center of Sunshine Valley Road a 60 foot access easement.

THENCE with the center of said easement, N 20 deg. 27 min. 20 sec. E, 2436.04 feet to a 5/8 inch iron rod set at angle; N 09 deg. 16 min. 19 sec. E, 1364.24 feet to a 5/8 inch iron rod set where same intersects the center of Sunbeam Ridge Road another 60 foot access easement.

THENCE with the center of the last mentioned 60 foot access easement, N 80 deg. 42 min. 12 sec. W, 2908.77 feet to a 60d nail set.


THENCE S 09 deg. 17 min. 46 sec. W, 30.00 feet to a 5/8 inch iron rod set in the south line of said easement for the POINT OF BEGINNING, the northeast corner of this tract.

THENCE S 09 deg. 17 min. 46 sec. W, 931.96 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 69 deg. 32 min. 40 sec. W, 1070.69 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

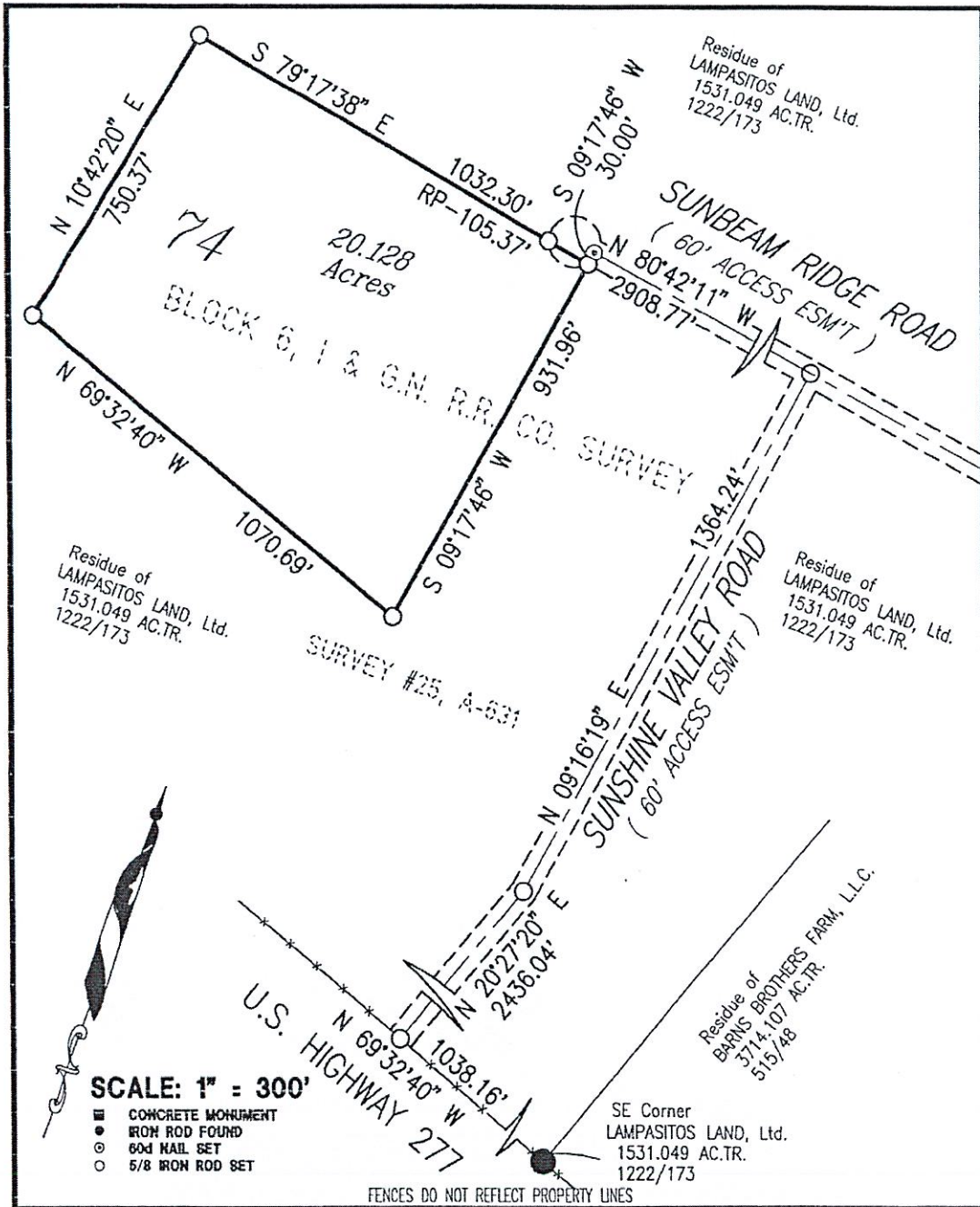
THENCE N 40 deg. 42 min. 20 sec. E, 750.37 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 79 deg. 17 min. 38 sec. E, 1032.30 feet to the POINT OF BEGINNING, containing 20.128 acres of land.

  
Dale L. Olson  
Reg. Pro. Land Surveyor 4753



OR  
Michael D. Olson  
Reg. Pro. Land Surveyor 5386



The undersigned does hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that the survey was, this day, made on the ground, on the property legally described herein, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown herein, and that said property has no other claims or dedicated road way, except as shown herein.

*Dale L. Olson*

DALE L. OLSON  
REG. NO. 1753  
DALE L. OLSON SURVEYING COMPANY  
DATE: 03/01/10

MICHAEL D. OLSON  
REG. NO. 5386

**DALE L. OLSON**

REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

**SURVEY PLAT**  
of Tract 74, a 20.128 Acre Tract in  
BLOCK 6, I&GN RR Co. SURVEY,  
#25, A-631, in MAVERICK  
COUNTY, TEXAS.

SCALE:	1" = 300.00'	<b>SUNSET RANCH ESTATES</b>
DRAWN BY:	K. Goebels	
DATE:	03 MAR 10	