

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 6, 2026

Deed of Trust

Date: July 27, 2022

Grantor: Terra Nova Builders, LLC

Grantor's County: Maverick

Beneficiary (or Holder): Terrenos con Futuro, LLC

Trustee: Kathryn Kluge

Substitute Trustee: Patrick Moore or Aaron Alaniz or Marlowe Zamora
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 2218558 in the Official Records, Maverick County, Texas

Property: See Exhibits "A and B" attached hereto and incorporated herein for all purposes.

2:18 FILED
AT 2 O'CLOCK P.M.

APR 13 2026

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

Note

Date: July 27, 2022

Amount: \$200,000.00

Debtor: Terra Nova Builders, LLC

Holder: Terrenos con Futuro, LLC

Date of Sale of Property: May 5, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852, the place specified for foreclosure sales by the Commissioner's Court of Maverick County, Texas.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within 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.

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.

[Signature]
Marlowe Zamora, Substitute Trustee

EXHIBIT "A"

D. G. SMYTH & COMPANY, INC.

"A Statewide Professional Land Surveying Service Company"

1022 Garner Field Road, Suite C

Uvalde, Texas 78801

FIRM # 10008800

Office Tel. (830) 591-0858

smythsurveyors.com

Fax (830) 591-0863

**FIELD NOTES FOR A SEVERANCE SURVEY OF
TRACT 1
15.72 GRID ACRES, MORE OR LESS
COMPLETED MARCH 6, 2017**

Being a Severance Survey of Tract 1 (15.72 grid acres, more or less), located in Maverick County, Texas, being out of and a part of the west portion of Tract 49, Block 4, of Quemado Valley Lands, recorded in Envelope 4, Side A of the Maverick County Map Records, being out of and a part of B. B. B. & C. RR. Co. Survey 75-1/4, Abstract No. 61, and also being out of and a part of that same certain tract called 62.33 acres as described in conveyance document to Terrenos Con Futuros LLC, recorded in Volume 1609, Page 104 of the Maverick County Official Public Records, Maverick County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983(86), Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING at a set ½" diameter rebar located at S.P.C. N=13532150.47' & E=1442794.57', at a point along the northerly margin of Moore Avenue, at a point along the southerly line of said Tract 49, at a point along a southerly line of said parent tract, marking an exterior corner of that same certain tract called Tract 2 (15.72 grid acres, more or less) simultaneously surveyed this same day, and marking an exterior corner of the herein described tract;

THENCE: N 89° 07' 14" W, with the northerly margin of Moore Avenue and a southerly line of the herein described tract for a distance of 88.58 feet to a found 5/8" diameter rebar with a plastic cap marked "RPLS/6198" marking the southwest corner of said Tract 49, marking the northwest corner at the westerly terminus of said Moore Avenue, marking a reentrant corner of said parent tract, and marking a reentrant corner of the herein described tract;

THENCE: S 00° 54' 12" W, with the westerly margin, the terminus, of Moore Avenue and an easterly line of the herein described tract for a distance of 19.92 feet to a found 5/8" diameter rebar marking the approximate centerline of Moore Avenue, marking an exterior corner of that same certain tract called 78.23 acres as described in conveyance document to Leo L. Hatfield, et ux., recorded in Volume 909, Page 146 of the Maverick County Official Public Records, marking an exterior corner of said parent tract, and marking an exterior corner of the herein described tract;

THENCE: N 88° 23' 09" W, with a northerly line of said 78.23 acres and a southerly line of the herein described tract, at 2053.96 feet passing a found 5/8" diameter rebar with a plastic cap marked "RPLS/6198", continuing along the same course for a total distance of 2061.14 feet at a point along the southeasterly bank of the Rio Grande, marking the southwest corner of said parent tract, and marking the southwest corner of the herein described tract;

THENCE: Progressing northeasterly, upstream along and with the southeasterly bank of the Rio Grande for the following four (4) calls which approximate the sinuosity of said southeasterly bank as of this date:

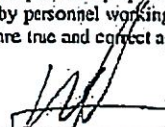
- 1.) N 10° 18' 39" E, for a distance of 7.30 feet marking a deflection point of the herein described tract;
- 2.) N 17° 34' 08" E, for a distance of 144.08 feet marking a deflection point of the herein described tract;
- 3.) N 16° 33' 08" E, for a distance of 134.55 feet marking a deflection point of the herein described tract;
- 4.) N 19° 32' 09" E, for a distance of 31.15 feet marking the southwest corner of said Tract 2, and marking the northwest corner of the herein described tract;

THENCE: Crossing into and across said parent tract, and with the common lines of said Tract 2 for the following two (2) calls:

- 1.) S 89° 18' 02" E, at 60.37 feet passing a set 1/2" diameter rebar, continuing on the same course for a total distance of 2120.18 feet to a set 1/2" diameter rebar marking a reentrant corner of said Tract 2, and marking the northeast corner of the herein described tract;
- 2.) S 11° 29' 49" W, for a distance of 322.98 feet to the **Place of Beginning** and containing 15.72 grid acres of land, more or less, within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on March 6, 2017.

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 said survey.



Mark E. Logbrinck, Registered Professional Land Surveyor/
No. 6418
PROJ. NO. 16-5912 TRACT 1



EXHIBIT "B"

Restrictions and Easements

- a. The Property shall not be used as a dumping ground for rubbish, trash, garbage or waste material.
- b. No junk or wrecking yard shall be located on the Property.
- c. No commercial feed lot activity or hog farming is permissible on the Property.
- d. Single-wide and double-wide manufactured homes are permitted. No manufactured homes for which a manufacturer's certificate of origin was first issued on or before five (5) years prior to the date of installation may be used or located on the Property.
- e. The following is required on all mobile homes, manufactured homes, manufactured housing, and trailer houses:
 - Wheels and axles removed.
 - Tongue removed.
 - Unit anchored as per code.
 - Skirting on entire unit required.
- f. No commercial shooting range may be set up on the Property.
- g. The Texas Veterans Land Board may sever a homesite parcel from this tract. Otherwise, the Property may not be further subdivided without the consent of the Grantor, its successors, or assigns.
- h. The Property shall only be used for single family residential purposes. The term "single family residential purposes" shall be construed to prohibit the use of the property for duplex houses, fourplexes, condominiums, apartment houses, motels, RV parks, and mobile home parks. Only one dwelling is allowed per tract; however, a site-built home with an attached guest house is permitted.
- i. RV's or travel trailers may not be used as a permanent dwelling on the Property. They can, however, be used as a temporary dwelling for up to twelve (12) months when building a site-built home.
- j. Commercial solar or wind development of the Property is prohibited without the prior written consent of the Grantor.
- k. For any tract or parcel with a boundary or boundaries adjacent to a state highway, county road, farm to market road or other like public thoroughfare, there is hereby dedicated a thirty-five (35) foot building setback line, public utility and drainage easement. For all other boundary lines of a parcel, there is hereby dedicated a fifteen (15) foot building setback line, public utility and drainage easement. There is likewise dedicated a floating easement for the purposes of electric guy wires on this tract or parcel contiguous to the thirty-five (35) foot and fifteen (15) foot easements mentioned above. The easements shall be for the purpose of installation or maintenance of public utilities, including, but not limited to, water, electricity, fiber optic, and telephone and any appurtenance to the supply lines thereof, including the right to remove and/or trim trees. This Property is subject to easements and restrictions now of record and is subject to any applicable zoning rules and regulations.