

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 6, 2026

Deed of Trust

Date: July 13, 2017

Grantor: Ivan Sotelo and Erendira Cantu Rangel

Grantor's County: Maverick

Beneficiary (or Holder): Rosita Creek Ranch, LLC

Trustee: Charles W. Downing

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

Recording Information: Document Number 198477 in the Official Records, Maverick County, Texas

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

2:18 FILED AT 0'CLOCK P.M

APR 13 2026

SARA MONTEMAYOR County Clerk Maverick County, Texas By Deputy

Note

Date: July 13, 2017

Amount: \$63,000.00

Debtor: Ivan Sotelo and Erendira Cantu Rangel

Holder: Rosita Creek Ranch, 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.


Marlowe Zamora, Substitute Trustee

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

smthsurveyors.com

Fax (830) 591-0863

FIELD NOTES FOR A SEVERANCE SURVEY OF TRACT 16 10.12 GRID ACRES COMPLETED JUNE 6, 2017

Being a severance survey of Tract 16 (10.12 grid acres of land, more or less) located in Maverick County, Texas, being out of and a part of W. Lewis Survey 73, Abstract No. 1070, and also being out of and a part of that same certain tract called 515.86 acres as described in conveyance document to Rosita Creek Ranch, LLC, recorded in Volume 1629, Page 142 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=13422574.65' & E=1521584.10', at a point on the fenced westerly margin of County Road 2030 (60' R.O.W.), at a point on a southeasterly line of said parent tract, marking the southeast corner of that same certain tract called Tract 15 (10.02 grid acres, more or less) simultaneously surveyed this same day, at a point on a curve to the right whose radius is 550.00 feet, and marking an exterior corner of the herein described tract;

THENCE: Generally with the fenced margin of County Road 2030, and with the common lines said parent tract and the herein described tract, southwesterly with said curve deflecting continuously and uniformly to the right, for an arc distance of 20.00 feet (chord=S 10° 25' 56" W, 20.00 feet) to a set ½" diameter rebar marking an exterior corner of that same certain tract called Tract 17 (10.07 grid acres, more or less) simultaneously surveyed this same day, and marking the southeast corner of the herein described tract;

THENCE: N 79° 59' 04" W, crossing into and across said parent tract, and with the common line of said Tract 17 and the herein described tract for a distance of **2233.43** feet to a railroad tie fence angle post marking a deflection point of said Tract 17, marking a reentrant corner of said parent tract, and marking the southwest corner of the herein described tract;

THENCE: Generally with the fence, and with the common lines of said parent tract and the herein described tract for the following two (2) calls:

- 1.) N 55° 31' 48" E, for a distance of **398.31** feet to a railroad tie fence angle post marking a reentrant corner of said parent tract, and marking a reentrant corner of the herein described tract;
- 2.) N 13° 44' 40" W, for a distance of **271.28** feet to a set ½" diameter rebar marking the southwest corner of that same certain tract called Tract 12 (10.12 grid acres, more or less) simultaneously surveyed this same day, and marking the northwest corner of the herein described tract;

THENCE: N 89° 41' 11" E, crossing into and across said parent tract, and with the common line of said Tract 12 and the herein described tract for a distance of **602.27** feet to a set ½" diameter rebar marking the southeast corner of said Tract 12, marking the southwest corner of that same certain tract called Tract 13 (10.01 grid acres, more or less) simultaneously surveyed this same day, marking the northwest corner of that same certain tract called Tract 14 (10.05 grid acres, more or less) simultaneously surveyed this same day, and marking the northeast corner of the herein described tract;

THENCE: Continuing across said parent tract, and with the common lines of said Tract 14 and the herein described tract for the following two (2) calls:

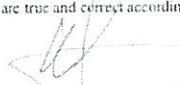
- 1.) S 00° 18' 49" E, for a distance of **322.20** feet to a set ½" diameter rebar marking the southwest corner of said Tract 14, and marking a reentrant corner of the herein described tract;
- 2.) S 84° 51' 15" E, for a distance of **134.66** feet to a set ½" diameter rebar marking the northwest corner of said Tract 15, and marking an exterior corner of the herein described tract;

THENCE: Continuing across said parent tract, and with the common lines of said Tract 15 and the herein described tract for the following two (2) calls:

- 1.) S 05° 08' 45" W, for a distance of **310.95** feet to a set ½" diameter rebar marking the southwest corner of said Tract 15, and marking a reentrant corner of the herein described tract;
- 2.) S 79° 59' 04" E, for a distance of **1247.85** feet to the **Place of Beginning** and containing **10.12 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 June 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. Loggbrinck, Registered Professional Land Surveyor
No. 6418
PROJ. NO. 17-6154 TRACT 16

