

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Maverick §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **November 3, 2026**

Time: **The sale shall begin no earlier than 01:00 PM or no later than three hours thereafter.**

Place: **Maverick County Courthouse in Eagle Pass, Texas, at the following location: the area designated by the Commissioners Court of Eagle Pass, Maverick County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).**

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale 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 Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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 sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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 sale shall not cover any part of the property that has been released of public record from the lien 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.

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

1008085-1

FILED
AT 11:05 O'CLOCK AM

OCT 13 2026

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

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Lazaro Gonzalo Frausto Rodriguez**, a married man not being joined herein by my spouse as this does not constitute any part of our business or residential homestead.
5. Obligations Secured. The Deed of Trust is dated **May 5, 2011**, and is recorded in the office of the County Clerk of **Maverick County, Texas**, in/under **165433, Book 1289, Page 35, Official Public Records of Maverick County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$122,500.00**, executed by **Lazaro Gonzalo Frausto Rodriguez**, and payable to the order of **Mortgage Electronic Registration System, Inc. ("MERS")** solely as nominee for **International Bank of Commerce**.

Original Mortgagee: Mortgage Electronic Registration System, Inc. ("MERS") solely as nominee for International Bank of Commerce.

Current Mortgagee of Record: International Bank of Commerce whose address is 8998 Research Blvd., First Floor, Austin, TX 78758.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED October 12, 2026.


Bertha Cardenas, Berthaliz Cardenas, David Garvin,
Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

EXHIBIT "A"

Tract I: Being 69.87 acres composed of 65.07 acres out of and part of Survey 73, Wm. M. T. Lewis, Original Grantee, Abstract 1070, and 4.80 acres out of and part of Survey 26, Mrs. Martha Campbell, Original Grantee, Abstract 1190, Maverick County, Texas, and described as 69.851 acres in conveyance to Bill Alexander, M.D. recorded in Volume 756, Pages 1-9, of the Maverick County Official Public Records, Maverick County, Texas, and more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof, reference being here made to said deed and the record thereof for a further description of said land and for all purposes.

Tract II: 40 Foot Access Easement granted to Bill Alexander M. D. recorded in Vol. 756, Page 1, Official Public Records of Maverick County, Texas.

Exhibit "A"



D. G. Smyth & Co., Inc.

1022 Garner Field Road, Suite D
Uvalde, Texas 78801

"A. Statewide Land Surveying Service Company"



(830) 591-0858
(830) 591-0863 Fax

**FIELD NOTES FOR A 69.87 ACRE BOUNDARY
RETRACEMENT SURVEY COMPLETED ON MAY 8, 2009**

Being 69.87 acres composed of 65.07 acres out of and part of Survey 73, Wm. M.T. Lewis original grantee, Abstract 1070, and 4.80 acres out of and part of Survey 26, Mrs. Martha Campbell original grantee, Abstract 1190 Maverick County, Texas and described as 69.851 acres in conveyance to Bill Alexander, M.D. recorded in Volume 756, Pages 1-9 of the Maverick County Official Public 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 inch steel stakes with plastic identification caps stamped "D. G. SMYTH & COMPANY/RPLS 2046" attached unless otherwise noted or shown.)

BEGINNING at a steel stake found with a plastic cap marked "RPLS 1753" found in the southwest line of Survey 5, G.C.&S.F.R.R. original grantee, Abstract 1194, the northeast line of said Survey 26 and in the southwest line of a 3234.0 acre tract described in conveyance to Comanche Maverick Ranch Investments LP, recorded in Volume 686, Pages 32-64A of the Maverick County Official Public Records and the northeast corner of a 25.36 acre tract described as Tract V of the Sleeping Spring Ranch Subdivision in conveyance to Jose Raul Dovalina in Volume 1030, Pages 414-417, and described in Volume 740, Pages 255-262 of the Maverick County Official Public Records for the southeast corner of the herein described tract;

THENCE S76°36'42"W with the north line of said 25.36 acre tract, at 207.72 feet passing the northeast corner of a 20.77 acre tract described as Tract T of the Sleeping Spring Ranch Subdivision in conveyance to Roberto H. Tatin, et ux, in Volume 856, Pages 205-214 of the Maverick County Official Public Records, at 972.67 feet crossing the ostensible southeast line of Survey 73, at 1298.62 feet crossing the northeast corner of a 20.76 acre tract described as Tract R of the Sleeping Spring Ranch Subdivision described in conveyance to Ricardo Ramos and Olga Ramos in Volume 937, Page 133-138 of the Maverick County Official Public Records for a total distance of 1886.45 feet to a 1/2 inch rebar found marking the southeast corner of a 45.373 acre tract described in conveyance to Full Moon Investments, L.L.P. in Volume 756, Page 79-87 of the Maverick County Official Public Records for the southwest corner of the herein described tract;

THENCE N00°29'09"W with the east line of said 45.373 acre tract, at 2052.68 feet passing a 1/2 inch steel stake set to mark the radius of the 40 foot radius of a cul-de-sac in an access easement described in Volume 756, Pages 1-9 of the Maverick County Official Public Records and continuing for a total distance of 2092.68 feet to a 1/2 inch rebar found marking the northwest corner of said 45.373 acre tract, the southwest corner of a 23.614 acre tract described in conveyance to John L. Brandt, et ux. in Volume 781, Page 379-387 of the Maverick County Official Public Records, the southwest corner of a 21.135 acre tract described in conveyance to Hector R. Trevino, et ux. in Volume 761, Page 466-474 of the Maverick County Official Public Records for the northwest corner of the herein described tract;

THENCE N89°29'33"E with the south line of said 21.135 acre tract, at 40.02 feet passing a 5/8 inch rebar found marking 40 foot radius of said access easement and continuing for a total distance of 1261.08 feet to a 1 1/2 inch steel pipe found at the southwest corner of Survey #1, I&G.N.R.R. original grantee, Abstract 687 and at a recent corner of Survey 73 marking southeast corner of said 21.135 acre tract and a southwest corner of a 5680.431 acre tract described in conveyance to Jack Robert Chittim recorded in Volume 840, Page 45-49 of the Maverick County Official Public Records for an angle point in the north line of the herein described tract;

THENCE N89°44'38"E with the south line of said 5680.431 acre tract, generally 3 feet south of and parallel to a wire fence, for a distance of 379.45 feet to a 1/2" steel stake set at the northwest corner of said Survey 5 marking the northwest corner of said 3234.0 acre tract and the northeast corner of the herein described tract;

THENCE S05°52'36"W with the west line of said 3234.0 acre tract, generally 3 feet west of and parallel to a wire fence, for a distance of 1316.80 feet to a 1 inch rebar found near a fence angle point at an angle point in the west line of said Survey 5 and at the north corner of said Survey 26 marking an angle point in the west line of said 3234.0 acre tract and the east line of the herein described tract;

THENCE S44°03'55"E with the southwest line of said 3234.0 acres, generally 3 feet southwest of and parallel to a wire fence for a distance of 499.32 feet to the POINT OF BEGINNING containing 69.87 acres of land within the herein described boundary as surveyed by D. G. Smyth & Co., Inc. on May 8, 2009.



THE STATE OF TEXAS
COUNTY OF UVALDE

It is hereby certified that the foregoing field note descriptions and Attached plat were prepared from an actual on the ground survey Made by personal watching under my direct supervision and that Same are true and correct according to same said survey.

D. G. Smyth - Registered Professional Land Surveyor
Licensed State Land Surveyor No. 2046

JOB NO. 09-3740

Book 1289 Page 57

Doc# 145433
Book: 1289
Pages: 35 - 58
Filed & Recorded
05/12/2011 4:45PM
SARA MONTENAYOR
COUNTY CLERK
HAVERICK
GENERAL RECORDING FEE \$ 93.00
RECORDS PRESERVATION FUND \$ 5.00
COURTHOUSE SECURITY FEE \$ 3.00
HB370- REC MGT \$ 5.00
Moran County Deput

STATE OF TEXAS
COUNTY OF HAVERICK
I hereby certify that this instrument
was filed on the date and time stamped
thereon by me and was duly recorded in
the OFFICIAL PUBLIC RECORDS of
Haverick County, Texas.

All provisions herein which restricts
the sale, rental or use of the described
real property because of color or race
is invalid and unenforceable under
federal law.

SARA MONTENAYOR
COUNTY CLERK HAVERICK COUNTY, TEXAS



A handwritten signature in black ink, appearing to read "Sara Montemayor", is written over the seal and extends to the right.

78