

NOTICE OF TRUSTEE'S SALE

Date: March 5, 2024

Substitute Trustees: R. Bryan Stone, Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner or Mary C. LaFond

Trustees' Addresses:

R. Bryan Stone
1001 Third St., Suite 1
Corpus Christi, Texas 78404
Nueces County, Texas

Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer,
Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner or Mary C. LaFond
14800 Landmark Blvd., Ste. 850
Dallas, Texas 75254

Current Mortgagee: Devin Nevilles

Note: Promissory Note dated May 11, 2021, in the amount of \$960,000.00

Deed of Trust

Date: May 11, 2021

Grantor: Frio River Ventures, LLC, a Texas limited liability company

Mortgagee: Devin Nevilles

Recording information: Document No. 2021009744 of the Official Public Records of Uvalde County, Texas

Property:

Tract I: Lot No. Five (5) and South ½ of Lot 6, in Block One (1), of the Cold Springs Subdivision, Unit No. One (1), a subdivision in Uvalde County, Texas, according to the plat thereof recorded in Volume 2, Page 131 (Cabinet One, Slide 115-A), Plat Records of Uvalde County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Tract II: Lot No. Six-A (6-A) in Cold Springs Subdivision, Block Two (2), a subdivision in Uvalde County, Texas, according to the shown plat thereof recorded in Volume 3, Page 71 (Cabinet One, Slide 157-A), Plat Records of Uvalde County, Texas: SAVE AND EXCEPT the North Forty Feet (N 40') of Lot No. Six-A (6-A) as set out in Warranty Deed dated February 21, 2006, from Marion Leonard Lewis and Harriet Fay Lewis to James Clifford

FILED
This 7 day of May A.D. 2024
at 8:06 o'clock A.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By B. McDonald
Deputy

Lackey and Delores Jean Lackey, recorded in Clerk's File No. 2006000732, Official Public Records of Uvalde County, Texas and being more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

County: Uvalde

Date of Sale (first Tuesday of month): April 2, 2024

Time of Sale: 1:00 P.M.

Place of Sale: East steps of the Courthouse or as designated by the County Commissioner's Office in Uvalde County, Texas.

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.

Notice is given that on the Date of Sale, the undersigned will offer the Property for sale at public auction at the place of sale, to the highest bidder for cash, "AS IS." The Deed of Trust may encumber both real and personal property, Formal notice is hereby given of Mortgagee's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Mortgagee's rights and remedies under the Deed of Trust and section 9.604 (a) of the Texas Business and Commerce Code. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION.**

If the Mortgagee 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.

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, the undersigned 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 the undersigned.

Calvin Speer

~~R. Bryan Stone, Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner or Mary C. LaFond, Substitute Trustees.~~

EXHIBIT A

MORTENSEN ENGINEERING ASSOCIATES

OFFICE 830-278-3545
FAX 830-278-9291
P. O. BOX 111
UVALDE, TEXAS 78802

§ STATE OF TEXAS
§ COUNTY OF UVALDE
§ 6 JANUARY 2011

Field Notes of a survey made 3 January 2011.

Being a 0.4553 geoidal acre lot of land constituting the South One-Half of Lot 6, Block One, of Cold Springs Subdivision, Uvalde County, Texas, in accord with plat thereof recorded in Cabinet One, Slide 115, Side A, of the Plat Records of Uvalde County, Texas, and more particularly described by metes and bounds as follows (the bearings shown declinate West 0° 00' 44" from North meridian established by Global Positioning Satellite system stationed at U.S.G.S. Bench Mark "G 214 1934" in E right-of-way of Texas Ranch-to-Market Road 2748 lying East 2411.47 feet and North 895.9 feet from this Point of Beginning):

Beginning at the 5/8-inch iron rebar found up 8 inches in high left bank of Frio River marking common boundary of Lots 5 and 6, from which the 3/8-inch iron rebar found 3 inches (bent NW) bears S 87° 41' W 0.98 foot;

THENCE S 83° 59' 20" W along and adjoining said common boundary, descending bank of river, at 25.7 feet passing left bank of river, and continuing now into Frio River a total of 163.41 feet to their common W corner;

THENCE N 12° 07' 44" W upstream along and adjoining the W boundary of said Block One, 45.24 feet to the SW corner of North One-Half of Lot 6;

THENCE N 83° 18' 19" E into and across Lot 6, at 134.5 feet passing left bank of river, at 174.50 feet passing 17 feet left of center of 4-foot river access stairway terminal on this described land, at 267.61 feet passing 48.23 feet right of the 5/8-inch plastic-capped iron rebar found up 6 inches marked "KOCH" in common boundary of Lots 6 and 7, at 320.38 feet passing 3.25 feet left of center of top of said encumbering 4-foot stairway, at 383.88 feet passing 4.50 feet right of stainless steel cotton-picker spindle set flush for control point on North One-Half of Lot 6, and continuing now a total of 419.45 feet to the W right-of-way of Cold Springs River Drive, the NE corner of this described lot, from which the common N corner of Lots 6 and 7 bears N 7° 10' 45" W 50.00 feet (whence the center of its 6-inch cedar 3-way fence corner post bears N 83° 09' E into street 0.92 foot);

THENCE S 7° 10' 42" E, along and adjoining said street right-of-way and to right of occupied fence, 50.00 feet to the common E corner of said Lots 5 and 6, inside 2-inch treated-pine fence corner post, from which the center of 4-inch cedar 3-way fence corner post bears N 39° 32' E 0.14 foot, and the center of sprinkler-head bears S 35° 17' E into street 3.99 feet;

THENCE S 83° 59' 20" W, again along and adjoining the common boundary of Lots 5 and 6, at 56.12 feet passing 1.11 feet right of center of occupied 4-inch cedar linepost, at 151.63 feet passing 1.10 feet right of center of 6-inch cedar 2-way fence corner post for exterior fence, and continuing a total of 252.20 feet to the Point of Beginning, constituting 0.4553 acre of land within the described boundary, with encumbering 4-foot stairway for public use as noted, and having no other visible easements, encroachments or exceptions.

It is hereby certified that the foregoing description was prepared from an actual survey made on the ground, under my supervision, and that the same is true and correct.

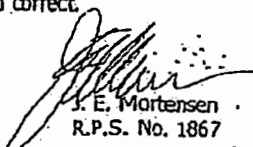

J. E. Mortensen
R.P.S. No. 1867

EXHIBIT "B"

MORTENSEN ENGINEERING ASSOCIATE

OFFICE 830-278-3545
FAX 830-278-9251
P. O. BOX 111
UVALDE, TEXAS 78802

§ STATE OF TEXAS
§ COUNTY OF UVALDE
§ 6 JANUARY 2011

Field Notes of a survey made 3 January 2011.

Being a 0.4000 geoidal acre lot of land constituting all of Lot 6A, Block Two, of Cold Springs Subdivision, Uvalde County, Texas, in accord with plat thereof recorded in Cabinet One, Slide 157, Side A, of the Plat Records of Uvalde County, Texas, SAVE AND EXCEPT the North 40.00 feet thereof, and more particularly described by metes and bounds as follows (the bearings shown declinate West 0° 00' 44" from North meridian established by Global Positioning Satellite system stationed at U.S.G.S. Bench Mark "G 214-1934" in E right-of-way of Texas Ranch-to-Market Road 2748 lying East 1832.80 feet and North 828.60 feet from this Point of Beginning):

Beginning at the 3/4-inch threaded-head steel stake with coupling found up 6 inches marking the original common E corner of Lots 5A and 6A;

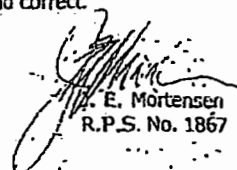
THENCE S 82° 58' 28" W along and adjoining the common boundary of Lots 5A and 6A, at 124.03 feet passing 0.09 foot left of water hydrant on this described lot, at 142.14 feet passing 0.88 foot right of center of occupied 4-inch cedar linepost of fence, at 277.64 feet passing 1.32 feet right of center of 8-inch cedar 3-way fence corner post for exterior fence, and continuing a total of 290.00 feet to the 100d plastic-capped iron spike set flush to mark their common W corner in E right-of-way of Cold Springs River Drive (original 3/4-inch steel stake not found), from which the center of 4-inch cedar 3-way fence corner post bears S 50° 58' W into street 1.84 feet, and the 5/8-inch iron rebar found down 1 inch bears S 78° 30' 16" W into street 7.06 feet and the 1/2-inch iron rebar found down 1 inch bears S 79° 30' 16" W into street 7.06 feet;

THENCE N 6° 57' 22" W, along and adjoining said street right-of-way and to right of occupied fence, 60.12 feet to the 100d plastic-capped iron spike set flush to mark the SW corner of the excepted N 40 feet of Lot 6A, from which the center of occupied 4-inch cedar 3-way fence corner post bears S 47° 20' W 0.52 foot, and the common W corner of Lots 6A and 7A bears N 6° 57' 22" W 40.00 feet (whence the 1/2-inch iron rebar found down 3 inches bears S 71° 33' 50" W into street 4.17 feet);

THENCE N 82° 59' 16" E into and across said Lot 6A, at 75.09 feet passing 0.40 foot left of water faucet on this described lot, at 144.76 feet passing 0.22 foot right of center of occupied 4-inch cedar linepost of fence, at 189.84 feet passing 12.33 feet left of center of water well on this described lot, and continuing a total of 290.00 feet to the 100d plastic-capped iron spike set flush to ground to mark the SE corner of said excepted N 40 feet of Lot 6A, from which the center of occupied 6-inch treated-pine 3-way fence corner post bears N 0° 30' W 0.82 foot, and the common E corner of Lots 6A and 7A bears N 6° 57' 17" W 40.00 feet (whence the original 3/4-inch steel stake found up 6 inches marking common E corner of Lots 7A and 8A bears N 5° 31' 56" W 100.00 feet, and the center of 6-inch cedar linepost bears N 10° 58' E 1.09 feet);

THENCE S 6° 57' 17" E along original E boundary of said Block Two. At 46.44 feet passing 0.16 foot right of center of occupied 3-inch cedar linepost, and continuing a total of 60.05 feet to the Point of Beginning, constituting 0.4000 acre of land within the described boundary, and having no visible encroachments, exceptions or easements.

It is hereby certified that the foregoing description was prepared from an actual survey made on the ground, under my supervision, and that the same is true and correct.


E. Mortensen
R.P.S. No. 1867