

Notice of Trustee's Sale

POSTED
This 17th day of May, 2022
At 2:21 o'clock, P M
MICHELLE B. URRABAZO
County Clerk, Zavala County, Texas
By [Signature]

Date: May 16, 2022

Trustee/Substitute Trustee: Gary Glick or Renata Castro or Jane Whaley

Trustee/Substitute Trustee's Address: 1301 S. Capital of Texas Highway, Suite A234, Austin, Texas 78746

Lender: Frazier Land & Cattle Company, Ltd.

Note: Real Estate Lien Note ("Note") in the original principal amount of \$56,000.00, executed by Elizabeth Garcia-Lopez ("Borrower") and payable to the order of Lender

Deed of Trust

Date: April 28, 2016

Grantor: Elizabeth Garcia-Lopez

Lender: Frazier Land & Cattle Company, Ltd.

Recording information: Instrument No. 092772, Volume 0386, Page 0053 of the real property records of Zavala County, Texas

Property: Tract 27, containing 10.01 acres of land, being a part of that certain 310.74 acres described in a deed to Frazier Land & Cattle Company, Ltd., recorded by Instrument No. 086055, Official Public Records of Zavala County, Texas together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

County: Zavala County, Texas

Date of Sale (first Tuesday of month): June 7, 2022

Time of Sale: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 12:00 P.M.**

Place of Sale: Front courthouse door of the Zavala County Courthouse, located at 200 East Uvalde, Crystal City, Texas 78839

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.

Gary Glick is Trustee under the Deed of Trust. Lender has appointed Gary Glick, Renata Castro and Jane Whaley as Trustees under the Deed of Trust. Lender has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

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 LENDER OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Trustee – Renata Castro

EXHIBIT A

D. G. Smyth & Company, Inc.

"A Statewide Professional Land Surveying Service Company"

1022 Garner Field Road, Suite D

Uvalde, Texas 78801

Office Tel. (830) 591-0858

Fax (830) 591-0863

FIELD NOTES FOR A SEVERANCE SURVEY OF TRACT 27 (10.01 ACRES) COMPLETED NOVEMBER 14, 2012

~~Being a severance survey of Tract 27 (10.01 acres), being out of and a part of that same certain tract~~
called 310.74 acres described in conveyance document to Frazier Land & Cattle Company, Ltd., recorded
in Volume 338, Pages 709-714 of the Zavala County Official Public Records, Zavala 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 plat conform to the Texas Coordinate System,
North American Datum 1983 (86), Texas South Central Zone and were derived from an OPUS provided
solution of GPS observations made from a 1/2" steel stake set on September 21, 2012 with coordinates of
N= 13544618.48' & E= 1689875.47' and bearing S 15° 09' 29" E at a distance of 1234.38 feet from the
following point of beginning.) (Any corners or reference stakes called for as being set are marked on the
ground with 1/2" diameter steel stakes with plastic identification caps stamped "SMYTH/2046" unless
otherwise noted or shown.)

BEGINNING at a 1/2" diameter steel stake, set located at S.P.C. N=13545809.91' & E=1689552.70' at a
point along the southwesterly right-of-way of F. M. 1436 (80' R.O.W.), for the north corner of that same
certain tract called Tract 26 (10.01 acres) simultaneously surveyed this same day, at a point along the
northeasterly line of said parent tract, and for the east corner of the herein described tract, from which a
1/2" steel stake, found as previously set for the west corner of said parent tract bears S 84° 20' 23" W at a
distance of 5383.85 feet;

THENCE: S 70° 35' 07" W, with the northwesterly line of said Tract 26, at 355.25 feet passing a 1/2"
diameter steel stake, set for the west corner of said Tract 26 and the north corner of that same certain tract
called Tract 25 (10.01 acres) simultaneously surveyed this same day, continuing along the same course at
696.05 feet passing a 1/2" steel stake, set for the west corner of said Tract 25 and for the north corner of
that same certain tract called Tract 24 (10.02 acres) simultaneously surveyed this same day, continuing
along the same course at 1030.25 feet passing a 1/2" diameter steel stake, set for the west corner of said
Tract 24 and for the north corner of that same certain tract called Tract 23 (10.03 acres) simultaneously
surveyed this same day, continuing along the same course for a total distance of 1362.61 feet to a 1/2"

EXHIBIT A

diameter steel stake, set for the west corner of said Tract 23, at a point along the northeasterly line of that same certain tract called Tract 22 (10.71 acres) simultaneously surveyed this same day, and for the south corner of the herein described tract;

THENCE: N 19° 23' 27" W, with the northeasterly line of said Tract 22 for a distance of 320.00 feet to a ½" steel stake, set for the south corner of that same certain tract called Tract 28 (10.01 acres) simultaneously surveyed this same day, and for the west corner of the herein described tract;

THENCE: N 70° 35' 07" E, with a southeasterly line of said Tract 28 for a distance of 1362.61 feet to a ½" diameter steel stake, set at a point along the southwesterly right-of-way of F. M. 1436, for the east corner of said Tract 28, and for the north corner of the herein described tract;

THENCE: S 19° 23' 27" E, with a southwesterly right-of-way of F. M. 1436 for a distance of 320.00 feet to the **PLACE OF BEGINNING** and containing 10.01 acres of land within the herein described boundary, according to an actual survey made on the ground by D. G. Smyth & Co., Inc. and completed on November 14, 2012.

~~JOE SMYTH OF TEXAS,~~
~~CERTIFIED OF TEXAS,~~

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 same said survey.



D. G. Smyth-Registered Professional Land Surveyor
Reg. No. 2046
JOB # 12-4630 TRACT 27



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251/453-454
Z.C.D.R.

