

4 23 7607

DEED OF TRUST

11:16 AM 2258

11.00 INDX
2 2 04/03/87
.99-DDC#
93.00-CHK#

Date: May 29, 1987

Grantor: JEFFREY DAVID BLOCH and wife, JUNE PETROVICH BLOCH

Grantor's Mailing Address (including county): 1010 W. 38th ST
Austin TX 78705 TRAVIS

Trustee: CATHY ASHLEY

Trustee's Mailing Address (including county):
38th and Lamar, P. O. Box 4218
Austin, Travis County, Texas 78765

Beneficiary: TRAVIS BANK AND TRUST

Beneficiary's Mailing Address (including county):
38th and Lamar, P. O. Box 4218
Austin, Travis County, Texas 78765

Note(s)

Date: May 29, 1987

Amount: \$30,000.00

Maker: JEFFREY DAVID BLOCH and wife, JUNE PETROVICH BLOCH

Payee: TRAVIS BANK AND TRUST

Final Maturity Date: As provided in note.

Terms of Payment (optional): As provided in note.

Property (including any improvements):

Lot 23, Block C, of QUAIL CREEK, PHASE IV, SECTION I, an Addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 56, Page 19, Plat Records of Travis County, Texas.

Prior Lien(s) (including recording information):

The provisions of the ADDENDUM attached hereto are incorporated herein for all purposes.

REAL PROPERTY RECORDS
Travis County, Texas

10279 0053



I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/15/2025

Dyana Limon-Mercado, Travis County Clerk

By: Janelle Guy Deputy Clerk

JANELLE GUY

Other Exceptions to Conveyance and Warranty:

All presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, easements, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; and ad valorem taxes for the current and all subsequent years are assumed by Grantor.

For value received and to secure payment of the note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend the title to the property. If Grantor performs all the covenants and pays the note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor's Obligations

Grantor agrees to:

1. keep the property in good repair and condition;
2. pay all taxes and assessments on the property when due;
3. preserve the lien's priority as it is established in this deed of trust;
4. maintain, in a form acceptable to Beneficiary, an insurance policy that:
 - a. covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Beneficiary approves a smaller amount in writing;
 - b. contains an 80% coinsurance clause;
 - c. provides fire and extended coverage, including windstorm coverage;
 - d. protects Beneficiary with a standard mortgage clause;
 - e. provides flood insurance at any time the property is in a flood hazard area; and
 - f. contains such other coverage as Beneficiary may reasonably require;
5. comply at all times with the requirements of the 80% coinsurance clause;
6. deliver the insurance policy to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;
7. keep any buildings occupied as required by the insurance policy; and
8. if this is not a first lien, pay all prior lien notes that Grantor is personally liable to pay and abide by all prior lien instruments.

Grantors expressly represent that the property hereinabove mentioned and conveyed to the Trustee forms no part of any property owned, used or claimed by Grantors as exempted from forced sale under the laws of the State of Texas, and Grantors renounce all and every claim thereto under any such law or laws.

Beneficiary's Rights

1. Beneficiary may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee.
2. If the proceeds of the note are used to pay any debt secured by prior liens, Beneficiary is subrogated to all of the rights and liens of the holders of any debt so paid.
3. Beneficiary may apply any proceeds received under the insurance policy either to reduce the note or to repair or replace damaged or destroyed improvements covered by the policy.
4. If Grantor fails to perform any of Grantor's obligations, Beneficiary may perform those obligations and be reimbursed by Grantor on demand at the place where the note is payable for any sums so paid, including attorney's fees, plus interest on those sums from the dates of payment at the rate stated in the note for matured, unpaid amounts. The sum to be reimbursed shall be secured by this deed of trust.
5. If Grantor defaults on the note or fails to perform any of Grantor's obligations or if default occurs on a prior lien note or other instrument, Beneficiary may:
 - a. declare the unpaid principal balance and earned interest on the note immediately due;
 - b. request Trustee to foreclose this lien, in which case Beneficiary or Beneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code as then amended; and
 - c. purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the note.

10279 0054



I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/15/2025

Dyana Limon-Mercado, Travis County Clerk

By: _____

Deputy Clerk

JANELLE GUY

Trustee's Duties

If requested by Beneficiary to foreclose this lien, Trustee shall:

1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then amended;
2. sell and convey all or part of the property to the highest bidder for cash with a general warranty binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty; and
3. from the proceeds of the sale, pay, in this order:
 - a. expenses of foreclosure, including a commission to Trustee of 5% of the bid;
 - b. to Beneficiary, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
 - c. any amounts required by law to be paid before payment to Grantor; and
 - d. to Grantor, any balance.

General Provisions

1. If any of the property is sold under this deed of trust, Grantor shall immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
2. Recitals in any Trustee's deed conveying the property will be presumed to be true.
3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
4. This lien shall remain superior to liens later created even if the time of payment of all or part of the note is extended or part of the property is released.
5. If any portion of the note cannot be lawfully secured by this deed of trust, payments shall be applied first to discharge that portion.
6. Grantor assigns to Beneficiary all sums payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees, Beneficiary may release any remaining sums to Grantor or apply such sums to reduce the note. Beneficiary shall not be liable for failure to collect or to exercise diligence in collecting any such sums.
7. Grantor assigns to Beneficiary absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the note or this deed of trust. Grantor will apply all rent and other income and receipts to payment of the note and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the note or performance of this deed of trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's agent may rent the property if it is vacant and collect all rent and other income and receipts. Beneficiary neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Beneficiary may exercise Beneficiary's rights and remedies under this paragraph without taking possession of the property. Beneficiary shall apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Beneficiary's rights and remedies and then to Grantor's obligations under the note and this deed of trust in the order determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary's other rights or remedies. If Grantor becomes a voluntary or involuntary bankrupt, Beneficiary's filing a proof of claim in bankruptcy will be tantamount to the appointment of a receiver under Texas law.
8. Interest on the debt secured by this deed of trust shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.
9. When the context requires, singular nouns and pronouns include the plural.
10. The term *note* includes all sums secured by this deed of trust.
11. This deed of trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
12. If Grantor and Maker are not the same person, the term *Grantor* shall include Maker.
13. Grantor represents that this deed of trust and the note are given for the following purposes:

The Note hereby secured represents and is given for the sum of \$30,000.00 this day advanced and paid in cash by Beneficiary to the Grantors herein at their special instance and request, the receipt of which is hereby acknowledged by them.

The provisions of the ADDENDUM attached hereto are incorporated herein for all purposes.

JEREMY DAVID BLOCH

JUNE PETROVICH BLOCH

10279 0055



I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/15/2025

By: _____

JANELLE GUY

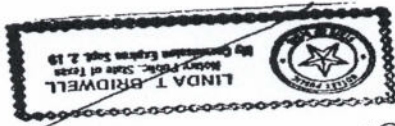
Dyana Limon-Mercado, Travis County Clerk

Deputy Clerk

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 29 day of May, 19 87,
by JEFFREY DAVID BLOCH and wife, JUNE PETROVICH BLOCH.



Linda T. Bridwell
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:



NOTARY SEAL

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

Eno
TRAVIS BANK AND TRUST
38th and Lamar, P. O. Box 4218
Austin, Texas 78765

PREPARED IN THE LAW OFFICE OF:

RAYMOND K. SVITRA
3307 Northland Drive, Suite 150
Austin, Texas 78731

10279 0056



I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/15/2025

By: Janelle Guy Deputy Clerk

JANELLE GUY