



hereby created as a first and prior lien on said property including any improvements hereafter made a part of the realty, to commit or permit no waste of the said property, and to keep all improvements situated thereon insured against damage or destruction in the full amount of the current appraised value thereof. Grantors further covenant and agree to provide the Tom Green County Bail Bond Board with copies of tax receipts no later than January 31 of each year, evidencing the full payment of all real estate taxes assessed against the property. Grantors further covenant to provide a certificate of insurance for fire and extended coverage on the property, naming the Tom Green County Bail Bond Board as loss payee, together with a receipt showing the annual premium has been fully paid one year in advance.

Grantors have agreed to execute this Deed of Trust as security for the payment of any and all bail bonds issued by the licensee named hereinabove as surety. Default in the terms of this Deed of Trust shall be deemed to occur if said licensee fails to satisfy a final judgment of forfeiture in full within thirty (30) days following the entry thereof or if said licensee fails to comply with any other covenant contained herein. Upon the occurrence of this default, Beneficiary may request the Trustee herein named to enforce the trust, or Beneficiary may for any reason appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee named herein.

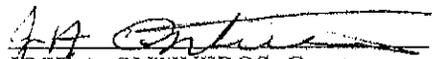
The original, substitute or successor Trustee shall have the following duties and responsibilities: (1) to give, or cause to be given, notice of the foreclosure, as required by the Texas Property Code; (2) to sell at public sale in accordance with the provisions of the Texas Property Code, all or part of the Property described herein to the highest bidder for cash; (3) to execute a general warranty deed binding Grantors herein and to deliver the same to the successful purchaser; and (4) to deliver the proceeds of such sale to the Tom Green County Bail Bond Board, such proceeds to be applied first to the payment of any reasonable expenses and costs incident to the sale under this deed of trust, and then to the payment of any final judgments for bond forfeitures then due and owing plus all reasonable expenses for which licensee may be liable under applicable law.

In the event of foreclosure of this lien by judicial or non-judicial sale, Grantors agree to surrender immediate possession to the purchaser. If Grantors fail to do so, Grantors shall become tenants at sufferance of the purchaser, subject to an action for forcible detainer.

This Deed of Trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.

Grantors warrant that the herein described property constitutes no part of either the business or residential homestead of any of the undersigned, each of whom own other real property in the State of Texas sufficient to satisfy a homestead claim.

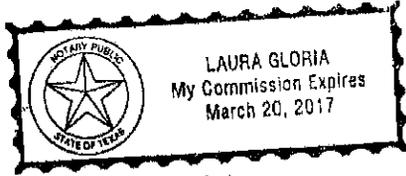
Executed this 22 day of March, 2016

  
JOSE A. ONTIVEROS, Grantor

ACKNOWLEDGMENT

STATE OF TEXAS \*  
\*  
COUNTY OF TOM GREEN \*

This instrument was acknowledged before me on the 22 day of March, 2016, by JOSE A. ONTIVEROS.



*Laura Gloria*  
\_\_\_\_\_  
Notary Public  
for the State of Texas

**AFTER RECORDING RETURN TO:**  
Tom Green County Bail Bond Board  
Attention: Dianna Spieker, County Treasure  
122 W. Harris Avenue  
San Angelo, Texas 76903

**PREPARED IN THE OFFICE OF:**  
HERNANDEZ AND ASSOCIATES LAW FIRM  
508 West Concho  
San Angelo, Texas 76903  
Telephone: (325) 658-5309  
Fax: (325) 653-1064

CERTIFIED FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Elizabeth McGill*

Elizabeth McGill County Clerk  
Tom Green County, Texas  
03/23/2016 04:26 PM  
Fee: \$34.00  
201604061 DT