

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 6, BLOCK 7, LEWIS FARM ESTATES SUBDIVISION, UNIT 2, IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 2 WHICH IS OF RECORD IN ENVELOPE 269, SLIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/03/2014 and recorded in Book 1475 Page 190 Document 182921 real property records of Maverick County, Texas.

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

Date: 03/05/2019

Time: 10:00 AM


Place: Maverick County Courthouse, Texas at the following location: STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

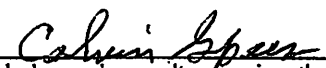
5. *Obligations Secured.* The Deed of Trust executed by JORGE ALEJANDRO OGAZ CASAS AND CYNTHIA K. OGAZ, provides that it secures the payment of the indebtedness in the original principal amount of \$119,790.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CALVIN SPEER, MELODY SPEER OR WENDY SPEER, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


CALVIN SPEER, MELODY SPEER OR WENDY SPEER
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am  whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 1-31-2019 I filed this Notice of Foreclosure Sale at the office of the Maverick County Clerk and caused it to be posted at the location directed by the Maverick County Commissioners Court.

FILED
AT 11:41 O'CLOCK AM

JAN 31 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By  Deputy



Notice of Substitute Trustee's Sale

Date: **January 23, 2019**
Substitute Trustee: **SAN JUANA LOA**
Substitute Trustee's Address: **P.O. Box 365 La Blanca,
Texas 78558**
Lender: **EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited
partnership**
Note: **THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$36,500.00)**

Deed of Trust

Date: **August 1, 2018**
Grantor: **LUIS ALFONSO CASTILLO AND WIFE, SANDRA LUZ CASTILLO**
Lender: **EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated August 1, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to LUIS ALFONSO CASTILLO AND WIFE, SANDRA LUZ CASTILLO, recorded under Clerk's Document No. 204064, Book 1722, Pages 204-207, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from LUIS ALFONSO CASTILLO AND WIFE, SANDRA LUZ CASTILLO, to MATT LONG, Trustee, recorded under Clerk's Document No. 204065, Book 1722, Pages 208-217, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 10, Block 7, CORONADO ESTATES UNIT 2 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 408, Side A, Official Records of Maverick County, Texas.

County: **Maverick**
Date of Sale (first Tuesday of month): **March 5, 2019**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front entrance of the Maverick County Courthouse located at
500 Quarry St Suite 2, Eagle Pass, Texas 78852.**

SAN JUANA LOA is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary 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. Such reposting or refiling may be after the date originally scheduled for this sale.

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

JAN 29 2019

FILED
AT 2:00 O'CLOCK P M

[Signature]
SAN JUANA LOA, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: **January 23, 2019**
Substitute Trustee: **SAN JUANA LOA**
Substitute Trustee's Address: **P.O. Box 365 La Blanca,
Texas 78558**
Lender: **EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited
partnership**
Note: **THIRTY-ONE THOUSAND NINE HUNDRED SEVENTY-FIVE
AND NO/100THS DOLLARS (\$31,975.00)**

Deed of Trust

Date: **June 25, 2018**
Grantor: **GUADALUPE DEYANIRA REYES DE ARMENDARIZ, A MARRIED
PERSON**
Lender: **EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated June 25,
2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited
partnership to GUADALUPE DEYANIRA REYES DE ARMENDARIZ, A MARRIED
PERSON, recorded under Clerk's Document No. 203413, Book 1715, Pages 95-98,
Official Records, Maverick County, Texas, and being further secured by
Wraparound Deed of Trust of even date therewith from GUADALUPE DEYANIRA
REYES DE ARMENDARIZ, A MARRIED PERSON, to MATT LONG, Trustee,
recorded under Clerk's Document No. 203414, Book 1715, Pages 99-108, Official
Records, Maverick County, Texas.**

Property: **(including any improvements), All of Lot 5, Block 7, CORONADO
ESTATES UNIT 2 SUBDIVISION, Maverick County, Texas, according to the map or
plat thereof recorded in Envelope 408, Side A, Official Records of Maverick
County, Texas.**

County: **Maverick**
Date of Sale (first Tuesday of month): **March 5, 2019**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front entrance of the Maverick County Courthouse located at
500 Quarry St Suite 2, Eagle Pass, Texas 78852.**

SAN JUANA LOA is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary 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. Such reposting or refiled may be after the date originally scheduled for this sale.

FILED
AT 2:00 O'CLOCK

JAN 29 2019

SAN JUANA LOA
SAN JUANA LOA, SUBSTITUTE TRUSTEE
SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *[Signature]* Deputy

Notice of Substitute Trustee's Sale

Date: **January 23, 2019**
Substitute Trustee: **SAN JUANA LOA**
Substitute Trustee's Address: **P.O. Box 365 La Blanca,
Texas 78558**
Lender: **EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited
partnership**
Note: **THIRTY-ONE THOUSAND NINE HUNDRED SEVENTY-FIVE
AND NO/100THS DOLLARS (\$31,975.00)**

Deed of Trust

Date: **March 5, 2018**
Grantor: **ALONSO FUENTES AND WIFE, MARIA ESTER BENAVIDES**
Lender: **EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated March 5, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to ALONSO FUENTES AND WIFE, MARIA ESTER BENAVIDES, recorded under Clerk's Document No. 201515, Book 1693, Pages 189-192, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from ALONSO FUENTES AND WIFE, MARIA ESTER BENAVIDES, to MATT LONG, Trustee, recorded under Clerk's Document No. 201516, Book 1693, Pages 193-202, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 3, Block 8, CORONADO ESTATES UNIT 2 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 408, Side A, Official Records of Maverick County, Texas.

County: **Maverick**
Date of Sale (first Tuesday of month): **March 5, 2019**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front entrance of the Maverick County Courthouse located at
500 Quarry St Suite 2, Eagle Pass, Texas 78852.**

SAN JUANA LOA is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary 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. Such reposting or refiled may be after the date originally scheduled for this sale.

FILED
AT 2:00 O'CLOCK P.M.

JAN 29 2019

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

[Signature]
SAN JUANA LOA, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: **January 23, 2019**
Substitute Trustee: **San Juana Loa**
Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited
partnership**
Note: **TWENTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND
NO/100THS DOLLARS (\$27,250.00)**

Deed of Trust

Date: **January 26, 2016**
Grantor: **ERNESTO FLORES JR., and wife, ELZABETH JEANNETTE ZAVALA**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership**

Recording information: A Warranty Deed with Vendor's Lien dated January 26, 2016, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to ERNESTO FLORES JR., and wife, ELZABETH JEANNETTE ZAVALA, recorded under Clerk's Document No. 190957, Book 1569, Pages 352-355 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from ERNESTO FLORES JR., and wife, ELZABETH JEANNETTE ZAVALA, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 190958, Book 1569, Pages 356-364, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 2, Block 6, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

County: **Maverick**
Date of Sale (first Tuesday of month): **March 5, 2019**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front entrance of the Maverick County Courthouse located at
500 Quarry St Suite 2, Eagle Pass, Texas 78852.**

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary 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. Such reposting or refiling may be after the date originally scheduled for this sale.

FILED
AT 2:00 O'CLOCK

JAN 29 2019

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

[Signature]
SAN JUANA LOA SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: January 23, 2019
Substitute Trustee: San Juana Loa
Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership
Note: THIRTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$31,250.00)

Deed of Trust

Date: November 23, 2016
Grantor: TANIA MONTSERRAT VELA, a married person
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated November 23, 2016, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to TANIA MONTSERRAT VELA, a married person, recorded under Clerk's Document No. 194920, Book 1615, Pages 476-479, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from TANIA MONTSERRAT VELA, a married person, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 194921, Book 1615, Pages 480-489, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 14, Block 3, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

County: Maverick
Date of Sale (first Tuesday of month): March 5, 2019
Time of Sale: 10:00 a.m.
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary 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. Such reposting or refiled may be after the date originally scheduled for this sale.

FILED AT 1:00 O'CLOCK PM

JAN 29 2019

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

[Signature] SAN JUANA LOA SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: **January 23, 2019**
Substitute Trustee: **San Juana Loa**
Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited
partnership**
Note: **THIRTY-ONE THOUSAND TWO HUNDRED FIFTY AND
NO/100THS DOLLARS (\$31,250.00)**

Deed of Trust

Date: **February 16, 2015**
Grantor: **JAVIER GONZALEZ and wife, RITA G. GONZALEZ**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership**

Recording information: A Warranty Deed with Vendor's Lien dated February 16, 2015, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JAVIER GONZALEZ and wife, RITA G. GONZALEZ, recorded under Clerk's Document No. 185331, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JAVIER GONZALEZ and wife, RITA G. GONZALEZ, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 185332, Book 1503, Pages 105-113, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 11, Block 1, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

County: **Maverick**
Date of Sale (first Tuesday of month): **March 5, 2019**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front entrance of the Maverick County Courthouse located at
500 Quarry St Suite 2, Eagle Pass, Texas 78852.**

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary 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. Such reposting or refiled may be after the date originally scheduled for this sale.

FILED
AT 2:00 O'CLOCK

JAN 29 2019

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

[Signature]
SAN JUANA LOA SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: **January 23, 2019**
Substitute Trustee: **San Juana Loa**
Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited
partnership**
Note: **TWENTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND
NO/100THS DOLLARS (\$27,250.00)**

Deed of Trust

Date: **February 17, 2015**
Grantor: **ESCARLET LOPEZ, single person**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership**

Recording information: **A Warranty Deed with Vendor's Lien dated February 17, 2015, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to ESCARLET LOPEZ, single person, recorded under Clerk's Document No. 185333, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from ESCARLET LOPEZ, single person, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 185334, Book 1503, Pages 114-122, Official Records, Maverick County, Texas.**

Property: **(including any improvements), All of Lot 9, Block 5, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.**

County: **Maverick**
Date of Sale (first Tuesday of month): **March 5, 2019**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.**

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary 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. Such reposting or refiled may be after the date originally scheduled for this sale.

FILED
AT 2:00 O'CLOCK P M

JAN 29 2019

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

[Signature]
SAN JUANA LOA SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: **January 23, 2019**
Substitute Trustee: **San Juana Loa**
Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited
partnership**
Note: **TWENTY-EIGHT THOUSAND NINE HUNDRED SEVENTY-FIVE
AND NO/100THS DOLLARS (\$28,975.00)**

Deed of Trust

Date: **March 13, 2018**
Grantor: **FIDENCIO SANCHEZ, a married person**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership**

Recording information: **A Warranty Deed with Vendor's Lien dated March 13, 2018, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to FIDENCIO SANCHEZ, a married person, recorded under Clerk's Document No. 201865, Book 1697, Pages 102-105, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from FIDENCIO SANCHEZ, a married person, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 201866, Book 1697, Pages 106-115, Official Records, Maverick County, Texas.**

Property: **(including any improvements), All of Lot 4, Block 2, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.**

County: **Maverick**
Date of Sale (first Tuesday of month): **March 5, 2019**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.**

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary 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. Such reposting or refiled may be after the date originally scheduled for this sale.

FILED
AT 2:00 O'CLOCK P.M.

JAN 29 2019

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

[Signature]
SAN JUANA LOA SUBSTITUTE TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/17/2009

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR MARQUEE MORTGAGE, ITS SUCCESSORS
AND ASSIGNS

Recorded in:
Volume: 1176
Page: 273
Instrument No: 155723

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ALVARO JACOBO RODRIGUEZ, JR, A SINGLE
MAN
Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

Property County:
MAVERICK

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 17, IN BLOCK 1, OF SOUTHWOOD PARK SUBDIVISION, UNIT 1, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 1 WHICH IS OF RECORD IN ENVELOPE 77, SIDE 1 (FORMERLY VOL. 2, PAGE 41), MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Date of Sale: 3/5/2019

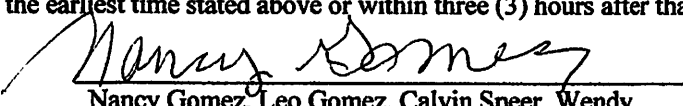
Earliest Time Sale Will Begin: 10am

Place of Sale of Property: STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

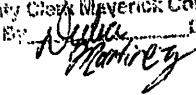
Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or Melody Speer
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
AT 11:24
O'CLOCK A.M.

JAN 24 2019

SARA MONTENAYOR
County Clerk, Maverick County, Texas
By  Deputy

MH File Number: TX-17-34336-POS
Loan Type: Farm Loan