

Notice of Substitute Trustee's Sale

Date: February 28, 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-THREE THOUSAND NINE HUNDRED SEVENTY-FIVE AND NO/100THS DOLLARS (\$33,975.00)

Deed of Trust

Date: August 17, 2018
Grantor: CELINA SANTOS, A SINGLE PERSON AND JOSE GILBERTO HIERRO, A SINGLE PERSON
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated August 17, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to CELINA SANTOS, A SINGLE PERSON AND JOSE GILBERTO HIERRO, A SINGLE PERSON, recorded under Clerk's Document No. 204509, Book 1727, Pages 381-384, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from CELINA SANTOS, A SINGLE PERSON AND JOSE GILBERTO HIERRO, A SINGLE PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 204510, Book 1727, Pages 385-394, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 6, Block 10, 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): April 2, 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.

San Juana Loa
SAN JUANA LOA, SUBSTITUTE TRUSTEE

FILED AT 10:00 O'CLOCK A.M.

MAR 05 2019

SARIA MONTEMAYOR
County Clerk Maverick County, Texas
By: [Signature] Deputy

Notice of Substitute Trustee's Sale

Date: February 28, 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: April 6, 2018
Grantor: JORGE SANCHEZ AND WIFE, MARIA ELIDA SANCHEZ
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated April 6, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to JORGE SANCHEZ AND WIFE, MARIA ELIDA SANCHEZ, recorded under Clerk's Document No. 202565, Book 1705, Pages 202-205, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from JORGE SANCHEZ AND WIFE, MARIA ELIDA SANCHEZ, to MATT LONG, Trustee, recorded under Clerk's Document No. 202566, Book 1705, Pages 206-215, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 6, 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): April 2, 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.

Signature of San Juana Loa
SAN JUANA LOA, SUBSTITUTE TRUSTEE

FILED AT 10:20 CLOCK A.M

MAR 05 2019

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

Notice of Substitute Trustee's Sale

Date: February 28, 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 ONE HUNDRED AND NO/100THS DOLLARS (\$31,100.00)

Deed of Trust

Date: April 9, 2018
Grantor: MARIA DE JESUS ESQUIVEL, a single person
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated April 9, 2018, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to MARIA DE JESUS ESQUIVEL, a single person, recorded under Clerk's Document No. 202567, Book 1705, Pages 216-219 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from MARIA DE JESUS ESQUIVEL, a single person, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 202568, Book 1705, Pages 220-229, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 1, 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): April 2, 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.

San Juana Loa
SAN JUANA LOA SUBSTITUTE TRUSTEE

FILED
AT 10:07CLOCK A.M

MAR 05 2019

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

Notice of Substitute Trustee's Sale

Date: February 28, 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 9, 2018
Grantor: JUAN ANTONIO RIOS JR. and wife, JOSEFINA RIOS
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated March 9, 2018, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JUAN ANTONIO RIOS JR. and wife, JOSEFINA RIOS, recorded under Clerk's Document No. 201891, Book 1697, Pages 273-276 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JUAN ANTONIO RIOS JR. and wife, JOSEFINA RIOS, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 201892, Book 1697, Pages 277-286, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 6, 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): April 2, 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 refilled 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.

San Juana Loa
SAN JUANA LOA SUBSTITUTE TRUSTEE

FILED AT 10:07 O'CLOCK A.M.

MAR 05 2019

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. Date, Time, and Place of Sale.

Date: April 02, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE STEPS AT THE FRONT OF THE MAVERICK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 19, 2000 and recorded in Document VOLUME 570, PAGE 36; AS AFFECTED BY VOLUME 1285, PAGE 94 real property records of MAVERICK County, Texas, with ROBERTO M. SALINAS AND JULIA E. SALINAS, grantor(s) and VALLEY MORTGAGE COMPANY, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERTO M. SALINAS AND JULIA E. SALINAS, securing the payment of the indebtednesses in the original principal amount of \$162,740.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS AND DITECH FINANCIAL LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

Bertha Cardenas

BERTHA CARDENAS OR DORIS S SANCHEZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Bertha Cardenas and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2/28/2019 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Declarant's Name:

Bertha Cardenas

Date:

2/28/2019

FILED
AT 4:20 O'CLOCK P.M.

FEB 28 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas

By *[Signature]* Deputy



NOS2013001310007

EXHIBIT A

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING THE EAST 25 FEET OF LOT 22, ALL OF LOT 23, THE WEST 25 FEET OF LOT 24, AND THE NORTH 25 FEET OF LOT 26, ALL IN BLOCK 27, HILLCREST ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION WHICH IS OF RECORD IN VOLUME 5, PAGE 195, MISCELLANEOUS RECORDS OF MAVERICK COUNTY, TEXAS.



NOS20130013100007

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. Date, Time, and Place of Sale.

Date: April 02, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE STEPS AT THE FRONT OF THE MAVERICK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 14, 2011 and recorded in Document VOLUME 1308, PAGE 244 real property records of MAVERICK County, Texas, with HECTOR ESQUIVEL GUTIERREZ AND CELIA L ESQUIVEL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HECTOR ESQUIVEL GUTIERREZ AND CELIA L ESQUIVEL, securing the payment of the indebtedness in the original principal amount of \$94,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Bertha Cardenas

NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, RAYMOND PEREZ, AMY ORTIZ, STACEY BENNETT, GARRETT SANDERS, BERTHA CARDENAS, OR DORIS S. SANCHEZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is Bertha Cardenas and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2/21/2019 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: Bertha Cardenas
Date: 2/21/2019

FILED
AT 4:40 CLOCK P.M

FEB 21 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Julio Martinez Deputy





BEING LOT 15, IN BLOCK 1, TRACT 7, LAS QUINTAS FRONTERIZAS SUBDIVISION UNIT-4, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID LAS QUINTAS FRONTERIZAS SUBDIVISION UNIT 4, TRACT 7 & 8, BLOCK 1, WHICH IS OF RECORD IN ENVELOPE 196, SLIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS, AND BEING A PORTION OF THE LAND DESCRIBED IN DEED DATED APRIL 4, 1990, FROM NBC BANK- EAGLES PASS, NATIONAL ASSOCIATION TO JUAN JOSE RUIZ, SR., RECORDED IN VOL. 280, PAGE 90, DEED RECORDS OF MAVERICK COUNTY, TEXAS, REFERENCE BEING HERE MADE TO SAID DEED AND THE RECORD THEREOF FOR FURTHER DESCRIPTION OF SAID LAND FOR ALL PURPOSES.



NOS0000008174716

NOTICE OF FORECLOSURE SALE

State of Texas

§
§
§
§

County of Maverick

1. *Property to Be Sold.* The property to be sold is described as follows:

Property (including any improvements):

Being all that certain tract or parcel of land together with all improvements thereon, and being Lot 13, in Block 12, Siesta Acres Subdivision, Unit 6, in Maverick County, Texas, as shown on the plat of said Unit 6 which is of record in Volume 2, Page 24, Map Records of Maverick County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is that certain Deed of Trust dated February 15, 2000:

Grantor: Efrain Esquivel

Recorded in: Document No. 98376, Book 573, Pages 218-224, Official Pubic 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: **APRIL 2, 2019**

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed within such three hour time period.

Place: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

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. The reposting or refileing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

FILED
AT 1:51 O'CLOCK P.M.

FEB 19 2019

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Efrain Esquivel**.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of FIVE THOUSAND AND NO/100ths (\$5,000.00), executed by Efrain Esquivel, and payable to the order of City of Eagle Pass and (b) all renewals and extensions of the note. City of Eagle Pass, is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

As of February 13, 2019 the principal balance is \$5,000.00, plus accrued unpaid interest in the amount of \$2,850.15 and expenses in the amount of \$300.00. In addition there are attorney's fees and court costs incurred in this matter in the amount of \$1,500.00.

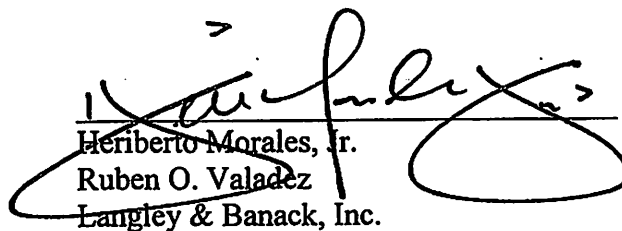
Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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 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.

This Sale is subject to a deed of trust lien dated June 24, 2011, recorded in/under Document No. 166194, Book 1296, Pages 436-451, of the Official Public Records of Maverick County, Texas.

Dated: February 19th, 2019.



Heriberto Morales, Jr.
Ruben O. Valadez
Langley & Banack, Inc.

401 Quarry Street
Eagle Pass, Texas 78852
Telephone No. (830) 773-6700
Facsimile No. (830) 757-4045

ATTORNEYS FOR BENEFICIARY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/17/2009
Grantor(s): JOSE A. MUJICA, A MARRIED MAN JOINED HEREIN BY ANA MUJICA
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DRAPER AND KRAMER MORTGAGE CORP DBA 1ST ADVANTAGE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$68,367.00
Recording Information: Book 1169 Page 1 Instrument 155300
Property County: Maverick
Property: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON AND BEING THE NORTHERN ONE-HALF OF LOT 3, IN BLOCK 5, RANGE 4, OF THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, SAID LAND BEING THE SAME AS THAT DESCRIBED IN DEED DATED DECEMBER 3, 2008, FROM FRANCISCO ARMENDARIZ, ET AL., TO JAVIER S. ARMENDARIZ, RECORDED IN VOL. 1129, PAGE 359, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, REFERENCE BEING HERE MADE TO SAID DEED AND THE RECORD THEREOF FOR A FURTHER DESCRIPTION OF SAID LAND AND FOR ALL PURPOSES.
Reported Address: 524 JEFFERSON STREET, EAGLE PASS, TX 78852

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2019
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY STREET in Maverick County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Maverick County Commissioner's Court.
Substitute Trustee(s): Calvin Speer or Melody Speer or Wendy Speer or Chris LaFond, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Calvin Speer or Melody Speer or Wendy Speer or Chris LaFond, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Calvin Speer or Melody Speer or Wendy Speer or Chris LaFond, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

Nancy Domes

FILED
11:32 O'CLOCK AM

MAR 07 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *S. Martinez* Deputy