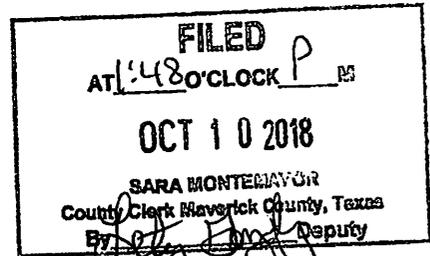


Notice of Substitute Trustee's Sale



Date: October 5, 2018
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 FIVE HUNDRED AND NO/100THS DOLLARS (\$33,500.00)

Deed of Trust

Date: June 9, 2016
Grantor: EMELLY MENDEZ, 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 June 9, 2016, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to EMELLY MENDEZ, a single person, recorded under Clerk's Document No. 192419, Book 1586, Pages 289-292, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from EMELLY MENDEZ, a single person, to MATT LONG, Trustee, recorded under Clerk's Document No. 192420, Book 1586, Pages 293-302, Official Records, Maverick County, Texas.

Property: (Including any improvements), All of Lot 2, 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): November 6, 2018

Time of Sale: 10:00 a.m.

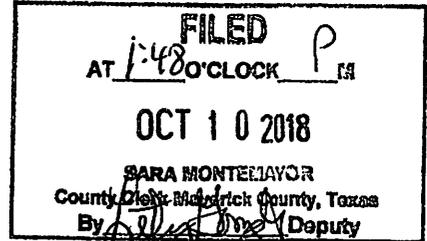
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

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

Sanjana Loa
SAN JUANA LOA, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale



Date: October 5, 2018
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 FIVE HUNDRED AND NO/100THS DOLLARS (\$31,500.00)

Deed of Trust

Date: June 9, 2016

Grantor: RALPH Z. HARMONSON and wife, MARIA ELIA HARMONSON

Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated June 9, 2016, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to RALPH Z. HARMONSON and wife, MARIA ELIA HARMONSON, recorded under Clerk's Document No. 192681, Book 1589, Pages 284-287, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from RALPH Z. HARMONSON and wife, MARIA ELIA HARMONSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 192682, Book 1589, Pages 288-297, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 1, Block 9, 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): November 6, 2018

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.

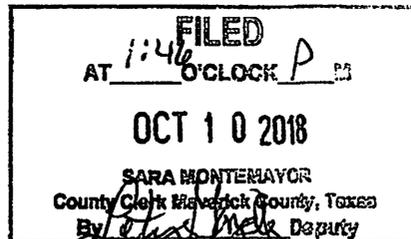
SAN JUANA LOA is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

San Juana Loa
SAN JUANA LOA, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: October 5, 2018
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: July 5, 2017
Grantor: JESUS ROSAS and wife, ANA JOSEFINA CHAVEZ

Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated July 5, 2017, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JESUS ROSAS and wife, ANA JOSEFINA CHAVEZ, recorded under Clerk's Document No. 198664, Book 1660, Pages 253-256, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JESUS ROSAS and wife, ANA JOSEFINA CHAVEZ, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 198665, Book 1660, Pages 257-266, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 13, 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): November 6, 2018
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 SUBSTITUTE TRUSTEE

Exhibit ~~124~~ Tract # 25

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 25, A 20.771 ACRE TRACT IN THE G.C. & S. F.R.R. CO. SURVEY NO. 13 AND NO. 9, IN MAVERICK COUNTY, TEXAS.

BEING a 20.771 acre tract, lot, or parcel of land out of and being a part of the G.C. & S.F.R.R. Co. Survey No. 13, A-1052, and G.C. & S.F.R.R. Co. Survey No. 9, A-1048, in Maverick County, Texas, and being a part of that certain 1595.777 acre tract in the G.C. & S.F.R.R. Co. Survey No. 11, A-1049, the Jesus Gonzales Survey No. 47, A-882, the G.C. & S.F.R.R. Co. Survey No. 9, The G.C. & S.F.R.R. Co. Survey No. 13, and the F. Miranda Survey No. 6, A-1073, described in a deed from Dr. Luis Gutierrez Perry and Elsa Gutierrez to Venado Grande Ranch, Ltd., dated Nov. 16, 2007, recorded in Vol. 1062, Page 103, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the intersection of the west line of the said G.C. & S.F.R.R. Co. Survey No. 13 and east line of the Poindexter & Burns Survey No. 56, A-778, with the northeast line of the Maverick County Water Control and Improvement District No. 1 Main Canal, a 5/8 inch iron rod found at a fence corner at an angle corner of the said 1595.777 acre tract.

THENCE with the northeast line of the Main Canal and southwest line of the 1595.777 acre tract, S 50 deg. 22 min. 16 sec. E, 742.85 feet to a 5/8 inch iron rod set.

THENCE leaving said canal, N 19 deg. 30 min. 00 sec. E, at 113.63 feet pass a 5/8 inch iron rod set for reference, in all 1818.05 feet to a point at angle in the center of a 60 foot access easement, from which a 5/8 inch iron rod set for reference in the southwest line of the 60 foot easement bears S 19 deg. 30 min. 00 sec. W, 36.33 feet.

THENCE with the center of said 60 foot access easement, S 36 deg. 10 min. 15 sec. E, 939.82 feet to the POINT OF BEGINNING, the west corner of this tract, from which a 5/8 inch iron rod set for reference in the northeast line of said easement bears N 35 deg. 30 min. 01 sec. E, 31.60 feet.

THENCE N 35 deg. 30 min. 01 sec. E, 927.53 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 41 deg. 33 min. 22 sec. E, 952.57 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 35 deg. 30 min. 01 sec. W, 1021.71 feet to a point in the center of said 60 foot access easement for the south corner of this tract, from which a 5/8 inch iron rod set for reference in the northeast line of said easement bears N 35 deg. 30 min. 01 sec. E, 31.60 feet.

THENCE with the center of said 60 foot easement, N 36 deg. 10 min. 15 sec. W, 977.98 feet to the POINT OF BEGINNING, containing 20.771 acres of land, of which approx. 20.632 acres are in the G.C. & S.F.R.R. Co. Survey No. 13 and approx. 0.139 acres are in the G.C. & S.F.R.R. Co. Survey No. 9.


Dale L. Olson
Reg. Pro. Land Surveyor 1755
© 2008, Dale L. Olson Surveying Co.



OR
Michael D. Olson
Reg. Pro. Land Surveyor 5386
Date Created: 02/14/08

Order #:154107-25

BOOK 1689 PAGE 471

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: November 06, 2018

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 June 19, 2017 and recorded in Document CLERK'S FILE NO. 197922 real property records of MAVERICK County, Texas, with ANGEL ABEL HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANGEL ABEL HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$95,733.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE MAILSTOP 015
GREENVILLE, SC 29601

CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,
PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, 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

My name is DORIS S. SANCHEZ Certificate of Posting and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/15/18 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED
AT 2:49 O'CLOCK P. M.
OCT 15 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By [Signature] Deputy



NOS0000007673700



FIELD NOTES FOR A 0.398 ACRE TRACT
(PORTION OF LOT 2E)

BEING A 0.398 ACRE TRACT OF LAND LYING AND SITUATED IN MAVERICK COUNTY TEXAS, AND BEING A PORTION OF THAT CERTAIN 0.583 ACRES DESCRIBED BY METES AND BOUNDS IN CONVEYANCE TO REYNALDO GOMEZ FROM JESUS DELEON AND YOLANDA DELEON, BY DEED RECORDED IN VOLUME 709, PAGE 427 OF THE MAVERICK COUNTY DEED RECORDS, AND KNOWN AS LOT 2E, OUT OF A SUBDIVISION OF TRACT 11, BLOCK 1, OF QUINTAS FRONTERIZAS SUBDIVISION (UNRECORDED PLAT), IN MAVERICK COUNTY, TEXAS. SAID 0.398 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT SOUTHWEST CORNER OF SAID REYNALDO GOMEZ 0.583 ACRES, DESCRIBED TO BE LOCATED N 11 DEG. 08' 43" W, 53.45 FEET, FROM THE INTERSECTION OF THE EAST LINE OF EXISTING STREET, KNOWN AS CHILO STREET WITH THE NORTH LINE OF COUNTY ROAD KNOWN AS LAS QUINTAS BOULEVARD, ALSO BEING THE NORTHWEST CORNER OF THAT ROBERTO RAMIREZ 0.477 ACRES, KNOWN AS LOT 1E AS DESCRIBED BY METES AND BOUNDS IN CONVEYANCE FROM VICTOR ROMERO AND RECORDED IN VOLUME 261, PAGE 279 OF THE MAVERICK COUNTY DEED RECORDS,

THENCE CONTINUING ALONG THE EAST LINE OF SAID CHILO STREET, ALSO THE WEST LINE OF SAID REYNALDO 0.583 ACRES, LOT 2E,
N 11 DEG 08' 43" W, 50.0 FEET, TO A 1/2" IRON ROD SET TO MARK THE NORTHWEST CORNER OF SAID REYNALDO GOMEZ 0.583 ACRES, LOT 2E, AND ALSO NORTHWEST CORNER OF THIS 0.398 ACRES,

THENCE ALONG EXISTING FENCE, THE COMMON LINE OF THIS 0.398 ACRES, WITH MARIA DEL CARMEN SANCHEZ 0.284 ACRES, KNOWN AS LOT 3E, DESCRIBED IN VOLUME 163, PAGE 404, OF THE MAVERICK COUNTY DEED RECORDS;
N 89 DEG 24' 50" E, 262.44 FEET, TO A 1/2" IRON ROD SET TO MARK THE NORTHEAST CORNER OF THIS 0.398 ACRES, ALSO THE NORTHEAST CORNER OF THE REYNALDO GOMEZ 0.583 ACRES, FALLING ON THE WESTERLY RIGHT OF WAY LINE OF THE MAVERICK COUNTY WATER CONTROL AND IMPROVEMENTS DISTRICT NO. 1, MAIN CANAL, A 150.0 FOOT RIGHT OF WAY,

THENCE ALONG THE WESTERLY LINE OF SAID MAIN CANAL,
S 20 DEG 13' 45" E, 85.26 FEET, TO A 1/2" IRON ROD SET TO MARK THE SOUTHWEST CORNER OF THIS 0.398 ACRES, AND BEING THE INTERSECTION WITH WEST LINE OF LATERAL NO. 43, A 80.0 FOOT RIGHT OF WAY,

THENCE DEPARTING SAID RIGHT OF WAY LINE, NOW ACROSS THE REYNALDO GOMEZ 0.583 ACRES, LOT 2E, N 84 DEG 16' 47" W, PASSING AT 119.4 EXISTING LINK FENCE CORNER, CONTINUING WITH FENCE FOR A TOTAL DISTANCE OF 283.67 FEET, TO THE POINT OF BEGINNING

