

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: July 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 December 01, 2015 and recorded in Document REAL PROPERTY RECORDS OF MAVERICK COUNTY, TEXAS real property records of MAVERICK County, Texas, with ARMANDO GUERRERO III, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ARMANDO GUERRERO III, securing the payment of the indebtednesses in the original principal amount of \$63,822.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

FILED
AT 2:50 O'CLOCK P.M.

MAY 02 2019

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



NTSS0000008332686

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, RAYMOND PEREZ, AMY ORTIZ, STACEY BENNETT, GARRETT SANDERS, BERTHA CARDENAS, OR DORIS S SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Bertha Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on May 2nd, 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.

Declarants Name: Bertha Cardenas
Date: 5/02/2019

109 LA LOMA STREET
EAGLE PASS, TX 78852

0000008332686

0000008332686

MAVERICK



LOT 119, IN BLOCK 2, OF CHULA VISTA SUBDIVISION, UNIT V, MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER ENVELOPE 160, SIDE A, MAP/PLAT RECORDS, MAVERICK COUNTY, TEXAS

FILED
AT 3:47 O'CLOCK P.M.

Notice of Trustee's Sale

JUN 10 2019

Date: June 10, 2019

Deed of Trust

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *Sara Montemayor* Deputy

Date: May 16, 2016
Lender: Robert Trevino and wife, Amelia Luna de Trevino
Grantor: Cristina G. Rivera and Mayra M. Oropeza
Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:
Being all of Lot 31-C, of Nick Carr-Chula Vista Subdivision, in Maverick County, Texas, according to the Map or Plat thereof recorded in/under Envelope 395, Side A, Map/Plat Records, Maverick County, Texas.

Trustee: Catrina Longoria, Kathryn Kluge, or Patrick J. Kelly

Date of Sale (first Tuesday of month): July 2, 2019

Time of Sale: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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

Default has occurred in the Deed of Trust. Grantor has failed to cure the default after notice, and the period to cure has expired. Lender, the owner and holder of the Deed of Trust, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Deed of Trust. The purchase price is payable immediately on acceptance of the bid by the trustee. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

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.


Kathryn K. Kluge

1846 ROYAL RIDGE DRIVE
EAGLE PASS, TX 78852

0000007361033

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: July 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 October 18, 2017 and recorded in Document BOOK 1147, PAGE 133 real property records of MAVERICK County, Texas, with RAQUEL CRUZ AND GERONIMO CRUZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAQUEL CRUZ AND GERONIMO CRUZ, securing the payment of the indebtednesses in the original principal amount of \$112,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

FILED
AT 3:29 O'CLOCK P.M.

JUN 11 2019

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



NTSS0000007361033

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BERTHA CARDENAS OR DORIS S SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Bertha Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-11-19 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Bertha Cardenas

Declarants Name: Bertha Cardenas

Date: 6-11-19

1846 ROYAL RIDGE DRIVE
EAGLE PASS, TX 78852

00000007361033

00000007361033

MAVERICK

EXHIBIT "A"

LOT FIVE (5), BLOCK ONE (1), ROYAL RIDGE SUBDIVISION, UNIT 2. CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 71, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

JUN 10 2019

C&M No. 44-19-0945 / FHA / Yes / FILE NOS
LoanCare, LLC

NOTICE OF TRUSTEE'S SALE

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *Sara Montemayor* Deputy

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: September 13, 2017

Grantor(s): John Paul Moreno and Brenda Ramos De Moreno, husband and wife

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Alterra Group, LLC
DBA: Alterra Home Loans, its successors and assigns

Recording Information: Vol. 1665, Page 270, or Clerk's File No. 199119, in the Official Public Records of MAVERICK County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

BEING 0.4041 ACRES IN AND OUT OF SURVEY 27, ABSTRACT 840, IN MAVERICK COUNTY, TEXAS, SAID 0.4041 ACRES BEING KNOWN AND DESIGNATED AS TRACT 4, OF THE FLORENTINO RAMOS TRACTS IN MAVERICK COUNTY, TEXAS; SAID LAND BEING THE SAME LAND AS THAT DESCRIBED IN DEED FROM GERALDINE SHIRLEY RAMOS AND FLORENTINO RAMOS TO OSCAR CASTILLON AND WIFE, MARIA P. CASTILLON, RECORDED IN VOLUME 174, PAGE 427, DEED 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.

Date of Sale: 07/02/2019 Earliest Time Sale Will Begin: 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Mary C. (Chris) LaFond, Amy Ortiz, Patricia Sanders, Raymond Perez, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

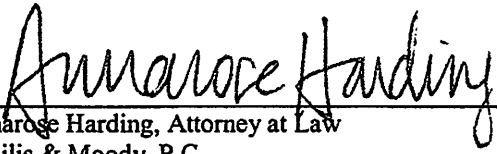


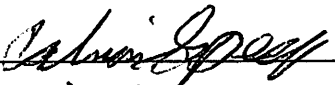

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the MAVERICK County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 6th day of June, 2019.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618


Annarose Harding, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 
Printed Name: 

C&M No. 44-19-0945 / FHA / Yes
LoanCare, LLC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAVERICK County

Deed of Trust Dated: August 31, 2006

Amount: \$159,000.00

Grantor(s): BOBBY RANKIN and CYNTHIA RANKIN

Original Mortgagee: ACCREDITED HOME LENDERS, INC.

Current Mortgagee: CASCADE FUNDING MORTGAGE TRUST 2017-1

Mortgagee Servicer and Address: c/o SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 138432

Legal Description: LOT EIGHT (8), BLOCK FIVE (5), FOX BOROUGH SUBDIVISION, UNIT NO. 1, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 252, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Date of Sale: July 2, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MAVERICK County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

CALVIN SPEER OR MELODY SPEER, WENDY SPEER, RAYMOND PEREZ, AMY ORTIZ, CHRIS LAFOND, NANCY GOMEZ, VICKI RODRIGUEZ, STACEY BENNETT, GARRETT SANDERS, VANESSA MCHANEY OR LEO GOMEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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

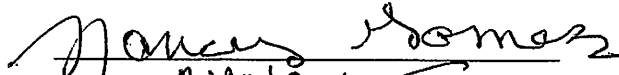
JUN 10 2019

**SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Sara Montemayor* Deputy**

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-001697



Printed Name: NANCY GOMEZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

AND NO/100THS DOLLARS (\$33,475.00)

Deed of Trust

Date: September 24, 2018

Grantor: GABRIEL RIVAS GARCIA AND WIFE, BRENDA CHRISTINA CARDENAS RIVAS

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

Recording information: A Special Warranty Deed with Vendor's Lien dated September 24, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to GABRIEL RIVAS GARCIA AND WIFE, BRENDA CHRISTINA CARDENAS RIVAS, recorded under Clerk's Document No. 204869, Book 1731, Pages 333-336, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from GABRIEL RIVAS GARCIA AND WIFE, BRENDA CHRISTINA CARDENAS RIVAS, to MATT LONG, Trustee, recorded under Clerk's Document No. 204870, Book 1731, Pages 337-346, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 7, 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

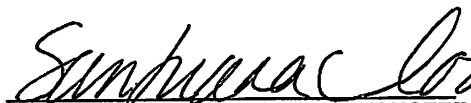
Date of Sale (first Tuesday of month): July 2, 2019

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, SUBSTITUTE TRUSTEE

DOLLARS (\$33,500.00)

Deed of Trust

Date: January 30, 2017

Grantor: MARICELA MEDRANO, 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 January 30, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to MARICELA MEDRANO, A SINGLE PERSON, recorded under Clerk's Document No. 195643, Book 1624, Pages 380-383, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from MARICELA MEDRANO, A SINGLE PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 195644, Book 1624, Pages 384-393, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 5, 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): July 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, SUBSTITUTE TRUSTEE

NO/100THS DOLLARS (\$27,250.00)

Deed of Trust

Date: January 26, 2016

Grantor: ERNESTO FLORES JR., and wife, ELIZABETH 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, ELIZABETH 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, ELIZABETH 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): July 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 SUBSTITUTE TRUSTEE