

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 9:17 O'CLOCK A.M

Matter No.: 083154-TX

JUL 25 2019

Date: July 17, 2019

County where Real Property is Located: Maverick

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By: *Sally Martin* Deputy

ORIGINAL MORTGAGOR: JESUS ESTEBAN VASQUEZ AND DESTENIE ANN FLORES, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC., ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC
MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 1/12/2017, RECORDING INFORMATION: Recorded on 2/10/2017, as Instrument No. 195728 in Book 1626 Page 178

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 7, IN BLOCK 18, DEER RUN SUBDIVISION, UNIT 4, IN MAVERICK COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN/UNDER ENVELOPE 113, SIDE A MAP RECORDS OF MAVERICK COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2019, the foreclosure sale will be conducted in Maverick County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL & INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VILLAGE CAPITAL & INVESTMENT, LLC
2863 St. Rose PKWY
Henderson NV, 89052

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 property securing the above referenced loan.



Matter No.: 083154-TX

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.

By:  Substitute Trustee
CALVIN SPEER, MELODY SPEER, WENDY SPEER, PAUL
A. HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

Notice of Trustee's Sale

FILED
AT 2:190'CLOCK PM

Date: August 9, 2019

AUG 09 2019

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

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

Date: March 17, 2018
Grantor: Miguel Angel Sanchez
Lender: Terrenos Con Futuro, LLC
Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:
Lots 28 and 29, in Block 2, of Rosita Gardens Subdivision, Maverick County, Texas,
according to the Map or Plat thereof recorded in/under Envelope 107, Side A, Map/Plat
Records, Maverick County, Texas.

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

Date of Sale (first Tuesday of month): September 3, 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.

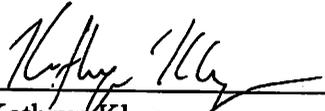
Place of Sale: At the steps at the front of the Maverick County Courthouse, 500 Quarry
Street, Eagle Pass, Maverick County, Texas 78852.

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 Kluge

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Raymundo DeLaTorre of P.O. Box 2646, Eagle Pass, TX 78853, and duly Volume 855, Page 359 Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

UNIT 1, BLOCK F, LOT 13, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P M

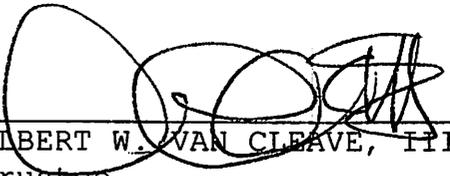
AUG 09 2019

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

of the note is now the sum of \$10,131.32 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$10,131.32 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.



ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201
Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Imelda Barrientos of 664 Progreso Street, Eagle Pass, TX 78852, and duly Volume 1697, Page 92, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3rd, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 6, Block J, CHULA VISTA HEIGHTS, UNIT # 2, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:41 O'CLOCK P.M.

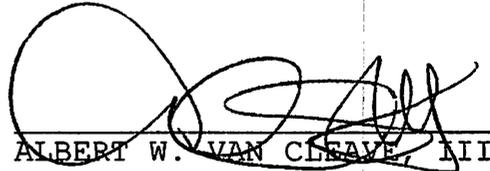
AUG 09 2019

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

of the note is now the sum of \$35,001.80 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$35,001.80 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.



ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201
Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Noe Molina of 65 Rosita Valley Road, Eagle Pass, TX 78853, and duly Volume 1388, Page 393, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3rd, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 19, Block J, CHULA VISTA HEIGHTS, UNIT # 2, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P.M.

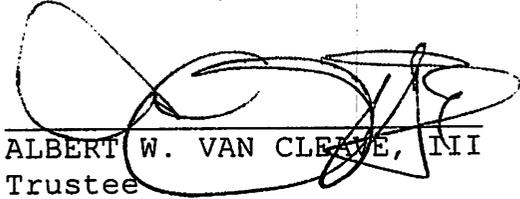
AUG 09 2019

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

of the note is now the sum of \$16,597.28 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$16,597.28 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.



ALBERT W. VAN CLEEVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Imelda Barrientos of 664 Progresso Street, Eagle Pass, TX 78852, and duly Volume 1697, Page 89, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3rd, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 4, Block J, CHULA VISTA HEIGHTS, UNIT # 2, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P M

AUG 09 2019

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

of the note is now the sum of \$34,292.74 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$34,292.74 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.



ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201
Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Patricia Edna Salas and Enrique Salas Lucio of 197 Charly Circle, Eagle Pass, TX 78852, and duly Volume 1398, Page 422, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3rd, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 47, Block 2, CHULA VISTA HEIGHTS, UNIT # 7, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 4:10 O'CLOCK P.M.

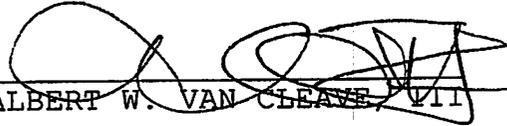
AUG 09 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas

of the note is now the sum of \$18,558.67 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$18,558.67 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.


ALBERT W. VAN CLEAVE, VII
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201
Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Hector Ramirez Munoz of 381 Nueces Street, Eagle Pass, TX 78852, and duly Volume 1677, Page 134, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3rd, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 42, Block 2, CHULA VISTA HEIGHTS, UNIT # 7, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P.M.

AUG 09 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas

of the note is now the sum of \$26,576.79 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$26,576.79 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.



ALBERT W. VAN CLEAVE, III

Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Refugio Euresti of P.O. Box 1847, Eagle Pass, TX 78853, and duly Volume 1381, Page 276-278, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3rd, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 38 Block 2, CHULA VISTA HEIGHTS, UNIT # 7, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:41 O'CLOCK P M

AUG 09 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas

of the note is now the sum of \$19,446.65 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$19,446.65 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.



A handwritten signature in black ink, appearing to read 'Albert W. Van Cleave, III', is written over a horizontal line.

ALBERT W. VAN CLEAVE, III
Trustee

1520 W. Hildebrand
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Gabriel Sanchez and Jessica Martinez of 318 Park Street, Eagle Pass, TX 78852, and duly Volume 1496, Page 191, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3rd, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 27, Block 2, CHULA VISTA HEIGHTS, UNIT # 6, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:41 O'CLOCK P M

AUG 09 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas

of the note is now the sum of \$20,906.87 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$20,906.87 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.



ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Julio Cesar Castro and Rosa Reyes of 268 Canal Street, Eagle Pass, TX 78852, and duly Volume 855, Page 374, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, September 3rd, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 4, Block H, CHULA VISTA HEIGHTS, UNIT # 3, in Maverick County, Texas, according to plat thereof recorded in the Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:41 O'CLOCK P.M.

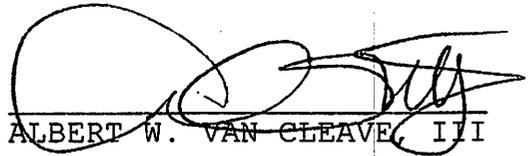
AUG 09 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas

of the note is now the sum of \$9,701.11 plus interest from May 02, 2019. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$9,701.11 plus interest from May 02, 2019.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of August, 2019.



ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201
Tel (210) 341-6588

Notice of Substitute Trustee's Sale

FILED
AT 10:19 O'CLOCK A.M

AUG 06 2019

Date: August 5, 2019
Substitute Trustee: Selina Gonzalez
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-NINE THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$29,250.00)

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

Deed of Trust

Date: October 4, 2018
Grantor: EMILIANO GOMEZ, a single person
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated October 4, 2018, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to EMILIANO GOMEZ, a single person, recorded under Clerk's Document No. 205365, Book 1737, Pages 44-47 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from EMILIANO GOMEZ, a single person, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 205366, Book 1737 Pages 48-57 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 4 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): September 3, 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.

Selina Gonzalez 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.

[Signature]
SELINA GONZALEZ SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

FILED
AT 10:19 O'CLOCK AM

Date: August 5, 2019
Substitute Trustee: SELINA GONZALEZ

AUG 06 2019

Substitute Trustee's Address: P.O. Box 365 La Blanca,
Hidalgo County, Texas 78558

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *Sela Martinez* Deputy

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): September 3, 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.

SELINA GONZALEZ 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.

Selina Gonzalez
SELINA GONZALEZ, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

FILED
AT 10:19 O'CLOCK A.M

Date: August 2, 2019
Substitute Trustee: SELINA GONZALEZ
Substitute Trustee's Address: P.O. Box 365 La Blanca,
Hidalgo County, Texas 78558

AUG 06 2019

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

Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership
Note: THIRTY-TWO THOUSAND FOUR HUNDRED SEVENTY FIVE AND NO/100THS DOLLARS (\$32,475.00)

Deed of Trust

Date: December 14, 2018
Grantor: ALEJANDRA DEYANIRA RANGEL AND HUSBAND, DOUGLAS MOLINA MARTINEZ

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

Recording information: A Special Warranty Deed with Vendor's Lien dated December 14, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to ALEJANDRA DEYANIRA RANGEL AND HUSBAND, DOUGLAS MOLINA MARTINEZ, recorded under Clerk's Document No. 206546, Book 1750, Pages 14-17, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from ALEJANDRA DEYANIRA RANGEL AND HUSBAND, DOUGLAS MOLINA MARTINEZ, to MATT LONG, Trustee, recorded under Clerk's Document No. 206547, Book 1750, Pages 18-27, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 2 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): September 3, 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.

SELINA GONZALEZ 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.

Selina Gonzalez
SELINA GONZALEZ, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

FILED
AT 10:19 O'CLOCK A.M.

Date: August 2, 2019
Substitute Trustee: Selina Gonzalez
Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership
Note: SIXTY THOUSAND TWO HUNDRED SIX AND 25/100THS DOLLARS (\$60,206.25)

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

Deed of Trust

Date: September 17, 2018
Grantor: MARCO ANTONIO GONZALEZ and wife, LUZ ARELY JIMENEZ
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated September 17, 2018, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to MARCO ANTONIO GONZALEZ and wife, LUZ ARELY JIMENEZ, recorded under Clerk's Document No. 204871, Book 1731, Pages 347-350 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from MARCO ANTONIO GONZALEZ and wife, LUZ ARELY JIMENEZ, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 204872, Book 1731, Pages 351-360 Official Records, Maverick County, Texas. Correction Instrument No. 209043 Book: 1777 Pages: 256-260 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lots 6 & 7 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): September 3, 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.

Selina Gonzalez 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.

Selina Gonzalez
SELINA GONZALEZ SUBSTITUTE TRUSTEE

3831 DOE LANE
EAGLE PASS, TX 78852

0000008491672

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: September 03, 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 July 10, 2015 and recorded in Document VOLUME 1528, PAGE 130; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1642, PAGE 236 real property records of MAVERICK County, Texas, with ABELARDO ZAMORA AND LUCRECIA ZAMORA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ABELARDO ZAMORA AND LUCRECIA ZAMORA, securing the payment of the indebtednesses in the original principal amount of \$150,228.00, 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 12:45 O'CLOCK P.M.

AUG 01 2019

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



3831 DOE LANE
EAGLE PASS, TX 78852

00000008491672

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, VICKY RODRIGUEZ, RAMON PEREZ, AMY ORTIZ, STACEY SANDERS, 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 8/01/2019 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: 8/01/2019

3831 DOE LANE
EAGLE PASS, TX 78852

0000008491672

0000008491672

MAVERICK

EXHIBIT "A"

LOT 21, IN BLOCK 9, OF DEER RUN SUBDIVISION, UNIT 2, IN MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER ENVELOPE 112, SLIDE A, MAP/PLAT RECORDS, MAVERICK COUNTY, TEXAS.

FILED
AT 12:30 O'CLOCK PM

AUG 13 2019

NOTICE OF FORECLOSURE SALE

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By  Deputy

State of Texas §
§
County of Maverick §

Notice is hereby given of a public non-judicial foreclosure sale.

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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

Date: September 3, 2019

Time: The sale shall begin no earlier than 12:00 PM or no later than three hours thereafter.

Place: Maverick County Courthouse in Eagle Pass, Texas, at the following location: the area designated by the Commissioners Court of Eagle Pass, Maverick County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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 refiling may be after the date originally scheduled for this sale.

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.

3. **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 Mortgagee of Record 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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.

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

4. **Type of Sale.** The sale is a non-judicial 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 Beverly Corfield Boardman.
5. **Obligations Secured.** The Deed of Trust is dated March 14, 2008, and is recorded in the office of the County Clerk of Maverick County, Texas, in/under Document No 148325, Book 1086, Page 0405, Official Public Records of Maverick County, Texas. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$280,500.00, executed by Beverly Corfield Boardman, and payable to the order of Bank of America, N.A. .

Original Mortgagee: Bank of America, N.A. .

Current Mortgage of Record: Nationstar Mortgage LLC d/b/a/ Mr. Cooper whose address is 8950 Cypress Waters Blvd., Coppel, TX 75019.

6. **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 public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffry B. Lewis
Robertson Anschutz Vettors, LLC
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED August 12, 2019.


Bob Frisch, Vicki Rodriguez, Janice Stoner, Jo Woolsey,
Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

1003239-2

Exhibit "A"

LEGAL DESCRIPTION:

BEING ALL OF LOT THIRTY (30) AND LOT THIRTY-ONE (31), BLOCK TWENTY-EIGHT (28), HILLCREST ADDITION, SITUATED IN MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6, PAGE 587, MISCELLANEOUS RECORDS OF MAVERICK COUNTY, TEXAS; SAVE AND EXCEPT 0.10 ACRE OF LAND, LYING IN MAVERICK COUNTY, TEXAS, BEING WHOLLY WITHIN LOT 31, BLOCK 28 OF THE HILLCREST ADDITION TO THE CITY OF EAGLE PASS, TEXAS, AND BEING OUT OF AND A PART OF THAT SAME CERTAIN LOT 31 DESCRIBED IN CONVEYANCE TO BEVERLY CORNFIELD BOARDMAN AND RECORDED IN VOLUME 61, PAGE 436 OF THE DEED RECORDS OF MAVERICK COUNTY, TEXAS, SAID 0.10 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT A.

APN: 10126

Doc# 148325
Book: 1086
Pages: 0405 - 0414
Filed & Recorded
03/27/2008 2:21PM
SARA MONTGOMERY
COUNTY CLERK
MAVERICK
RECORDING FEE \$ 41.00
RECORDS PRESERVATION \$ 3.00
COURTHOUSE SECURITY \$ 3.00
F8378 - REC MGT \$ 5.00
LETYP Deputy

STATE OF TEXAS
COUNTY OF MAVERICK
I hereby certify that this instrument was filed
on the date and time stamped thereon
by me and was duly recorded in the
OFFICIAL PUBLIC RECORDS OF
Maverick County, Texas.



Sara Montgomery

COUNTY CLERK MAVERICK COUNTY

Any provisions herein which restricts
the sale, rental or use of the described real p
roperty because of color or race
is invalid and unenforceable under
federal law.

Book 1086 Page 414