

FILED
AT 10:02 O'CLOCK AM

OCT 30 2019

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

Notice of Substitute Trustee's Sale

Date: October 28, 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: THIRTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$31,250.00)

Deed of Trust

Date: March 2, 2016
Grantor: FRANKY TORRES, a single person and JAMIE MARIE ZENKER, a single person
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated March 2, 2016, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to FRANKY TORRES, a single person and JAMIE MARIE ZENKER, a single person, recorded under Clerk's Document No. 190968, Book 1569, Pages 445-448 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from FRANKY TORRES, a single person and JAMIE MARIE ZENKER, a single person, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 190969, Book 1569 Pages 449-457 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 5, Block 1, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas, also known as 2397 Edison Rd., Eagle Pass, Texas 78852.

County: Maverick

Date of Sale (first Tuesday of month): December 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 SUBSTITUTION TRUSTEE