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NOTICE OF SUBSTITUE TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Deed of Trust executed by Jose Luis Morales and Maria Morales of 2138 Maverick St, Eagle Pass, TX 78852, and duly recorded in Volume 501, Page 450 Official Public Records of Maverick County, Texas, and then assumed by Francisco Guerrero and Myra Guerrero by an Assumption Warranty Deed recorded on July 8, 2011 in Book 1297 Page 366 of the Official Public Records of Maverick County, Texas. I will, as Substitute Trustee under said Deed of Trust, 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, January 7, 2020 (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, before the Courthouse door of Maverick County, Texas, in Eagle Pass, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than ten o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Being all that certain tract or parcel of land, together with all improvements thereon, and being Lot 3 Lane Subdivision, Maverick County, Texas, and said land being the same land described in Warranty Deed with Vendor's Lien from Jose Luis Morales and Maria L. Morales, as Grantor to Housing Investments, LLC, dated May 25, 1998, recorded in Book 501, Pages 457, Official Public Records of Maverick County, Texas, reference being here made to said deed and the record thereof for a further description of said land and for all purposes. Additionally, said land was then assumed by Francisco Guerrero and Myra Guerrero and recorded with an Assumption Warranty Deed recorded July 8, 2011 in Book 1297 Page 366, Official Public Records of Maverick County.

FILED
AT 4:33 O'CLOCK *PM*


DEC 10 2019

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

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$62,395.51 plus interest from July 1, 2019 at a rate of ten (10%) per cent. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Deed of Trust in the full amount of \$62,395.51

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust are held by Housing Investments, L.L.C.

Executed this 9th day of Dec., 2019.


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

Tel (210) 341-6588