

Notice of Substitute Trustee's Sale

FILED
AT 11:40 'CLOCK A.M

DEC 03 2019

Date: November 27, 2019

Substitute Trustee: Selina Gonzalez

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

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

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

Note: TWENTY SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$27,250.00)

Deed of Trust

Date: February 9, 2015

Grantor: RAMIRO ARAMBULA and wife, ROSA ARAMBULA

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

Recording information: A Warranty Deed with Vendor's Lien dated February 9, 2015, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to RAMIRO ARAMBULA and wife, ROSA ARAMBULA, recorded under Clerk's Document No. 185323 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from RAMIRO ARAMBULA and wife, ROSA ARAMBULA, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 185324, Book 1503 Pages 69-77 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 19, 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.

County: Maverick

Date of Sale (first Tuesday of month): January 7, 2020

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