

FILED  
AT 10:18 O'CLOCK A M

FEB 04 2020

Notice of Substitute Trustee's Sale

Date: February 4, 2020  
Substitute Trustee: SELINA GONZALEZ  
Substitute Trustee's Address: P.O. Box 365 La Blanca,  
Hidalgo County, Texas 78558  
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited  
partnership  
Note: TWENTY EIGHT THOUSAND TWO HUNDRED FIFTY AND  
NO/100THS DOLLARS (\$28,250.00)

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

Deed of Trust

Date: July 24, 2017  
Grantor: DAVID MARTIN III, 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 July 24, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to DAVID MARTIN III, A SINGLE PERSON, recorded under Clerk's Document No. 198932, Book 1663, Pages 57-60, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from DAVID MARTIN III, A SINGLE PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 198933, Book 1663, Pages 61-70, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 8, Block 8, 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): March 3, 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 refileing may be after the date originally scheduled for this sale.

*Selina Gonzalez*  
SELINA GONZALEZ, SUBSTITUTE TRUSTEE