

Notice of Substitute Trustee's Sale

FILED
AT 1:26 O'CLOCK P.M

Date: June 1, 2020

JUN 02 2020

Substitute Trustee: Selina Gonzalez

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

Substitute Trustee's Address: P.O. Box 365
La Blanca, Hidalgo County, 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: November 6, 2014

Grantor: JUAN MANUEL CRUZ and wife, JUANA MARIA CRUZ

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

Recording information: A Special Warranty Deed with Vendor's Lien dated November 6, 2014, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JUAN MANUEL CRUZ and wife, JUANA MARIA CRUZ, recorded under Clerk's Document No. 183998, Book 1488, Pages 87-90 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JUAN MANUEL CRUZ and wife, JUANA MARIA CRUZ, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 183999, Book 1488 Pages 91-99 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 22, 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): July 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, 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

[Signature]
Selina Gonzalez, Substitute Trustee