

FILED
AT 4:50 O'CLOCK P.M.

Notice of Substitute Trustee's Sale

DEC 28 2020

Date: December 18, 2020
Substitute Trustee: SAN JUANA LOA
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)

BARA MONTEMAYOR
Clerk
Maverick County, Texas
Deputy
Bara Montemayor

Deed of Trust

Date: August 22, 2014
Grantor: JOSE MANUEL RAMOS, II AND WIFE, CLARISSA IBARRA
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated August 22, 2014, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JOSE MANUEL RAMOS, II AND WIFE, CLARISSA IBARRA, recorded under Clerk's Document No. 12932, Book 1475, Pages 264-267, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JOSE MANUEL RAMONS, II AND WIFE, CLARISSA IBARRA, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 182933, Book 1475 Pages 268-273 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 15, Block 2, 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): February 2, 2021

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.

SAN JUANA LOA 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 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.

San Juana Loa
SAN JUANA LOA, SUBSTITUTE TRUSTEE