

Notice of Trustee's Sale

Date: January 27, 2021
Trustee: San Juana Loa
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 NINE HUNDRED SEVENTY-FIVE AND NO/100THS DOLLARS (\$31,975.00)

Deed of Trust

Date: March 28, 2019
Grantor: EDWIN JAVIER DE LA CRUZ, a single person
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated March 28, 2019, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to EDWIN JAVIER DE LA CRUZ, a single person, recorded under Clerk's Document No. 207739, Book 1763, Pages 485-488 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from EDWIN JAVIER DE LA CRUZ, a single person, to San Juana Loa, Trustee, recorded under Clerk's Document No. 207740, Book 1763 Pages 489-498 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 7, Block 5, 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): March 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 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 refiled 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.

FILED
AT 4:34 O'CLOCK P.M.

FEB 02 2021

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

San Juana Loa
San Juana Loa, Trustee