

Notice of Substitute Trustee's Sale

Date: **January 27, 2021**  
Substitute Trustee: **SAN JUANA LOA**  
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: **THIRTY-FOUR THOUSAND FOUR HUNDRED SEVENTY-FIVE  
AND NO/100THS DOLLARS (\$34,475.00)**

Deed of Trust

Date: **November 20, 2018**  
Grantor: **JOHN MANUEL PALACIOS JR, 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 November 20, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to JOHN MANUEL PALACIOS JR, A SINGLE PERSON, recorded under Clerk's Document No. 205701, Book 1740, Pages 339-342, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from JOHN MANUEL PALACIOS JR, A SINGLE PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 205702, Book 1740, Pages 343-352, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 10, Block 10, 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 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 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.

FILED  
4:31 O'CLOCK P.M.

FEB 02 2021

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

*San Juana Loa*  
SAN JUANA LOA, SUBSTITUTE TRUSTEE