

FILED  
AT 4:00 O'CLOCK P.M.

FEB 08 2021

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

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by the certain Land Contract for Deed executed by Vanessa Hernandez and Jesus Galvan of 1478 Baltica, Eagle Pass, TX, 78852, and duly Volume 1336, Page 107, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, March 2, 2021 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hour of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one p.m. and not later than three (3) hours after that time, the following described property, to-wit:

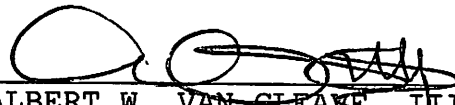
Lot Fourteen (14), Block D-1, Chula Vista Heights Unit 5A, Maverick County, Texas, according to plat thereof recorded in Envelope 298, Side A, Map Records of Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$18,862.84 plus interest from

November 5, 2020. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$18,862.84 plus interest from November 5, 2020.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista.

Executed this 3rd day of Feb, 2021.

  
ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas, 78201

Tel (210) 341-6588