

Notice of Substitute Trustee's Sale

Date: February 26, 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-THREE THOUSAND NINE HUNDRED SEVENTY-FIVE AND NO/100THS DOLLARS (\$33,975.00)

Deed of Trust

Date: February 27, 2018
Grantor: ROCIO ARREDONDO, A MARRIED PERSON
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated February 27, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to ROCIO ARREDONDO, A MARRIED PERSON, recorded under Clerk's Document No. 202518, Book 1705, Pages 4-7, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from ROCIO ARREDONDO, A MARRIED PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 202519, Book 1705, Pages 8-17, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 11, 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): April 6, 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 AT 4:03 O'CLOCK P M

MAR 05 2021

SARA MONTEMAYOR County Clerk Maverick County, Texas
Deputy
Diana Martinez

San Juana Loa
SAN JUANA LOA, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: February 26, 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-THREE THOUSAND FIVE HUNDRED AND NO/100THS  
DOLLARS (\$33,500.00)

Deed of Trust

Date: May 4, 2017  
Grantor: HUGO DE LA CADENA, A MARRIED PERSON  
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated May 4, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to HUGO DE LA CADENA, A MARRIED PERSON, recorded under Clerk's Document No. 197475, Book 1647, Pages 220-223, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from HUGO DE LA CADENA, A MARRIED PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 197476, Book 1647, Pages 224-233, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 11, Block 8, 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.

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FILED  
AT 4:03 O'CLOCK P.M.

MAR 05 2021

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

*Sanjuana Loa*  
SAN JUANA LOA, SUBSTITUTE TRUSTEE