

Notice of Substitute Trustee's Sale

Date: March 31, 2021
Substitute Trustee: Fernanda Cano
Substitute 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: TWENTY-NINE THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$29,250.00)

Deed of Trust

Date: May 11, 2017
Grantor: JAIME ELIZONDO and wife, MARISELA ELIZONDO
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated May 11, 2017, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JAIME ELIZONDO and wife, MARISELA ELIZONDO, recorded under Clerk's Document No. 197709, Book 1650, Pages 51-54 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JAIME ELIZONDO and wife, MARISELA ELIZONDO, to Matthew Long, Trustee, recorded under Clerk's Document No. 197710, Book 1650 Pages 55-64 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 23, Block 3, 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): May 4, 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.

Fernanda Cano 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 9:24 LOCK A.M.
APR 07 2021

Fernanda C.
Fernanda Cano, Substitute Trustee

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