

FILED
AT 11:02 O'CLOCK PM

JUN 14 2021

SELECT PORTFOLIO SERVICING, INC. (SPS)
RAMOS, LESVIA
1021 LAKONIA DRIVE, EAGLE PASS, TX 78852

CONVENTIONAL
Firm File Number: 14-018221

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *[Signature]* Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 7, 1999, LESVIA C. RAMOS, A MARRIED PERSON, BEING JOINED HEREIN BY HER HUSBAND, JOSE M. RAMOS, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to MARK R. HYLAND, as Trustee, the Real Estate hereinafter described, to FIRST NATIONAL SECURITY CORPORATION, A TEXAS CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of MAVERICK COUNTY, TX and is recorded under Clerk's File/Instrument Number 93860 Volume 535, Page 36, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 6, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Maverick** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Maverick, State of Texas:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 29, BLOCK 11, CARTHAGE PLACE SUBDIVISION, UNIT 4, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN BY THE PLAT OF SAID UNIT 4 WHICH IS OF RECORD IN ENVELOPE 99, SIDE 1, OF THE MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Property Address:	1021 LAKONIA DRIVE EAGLE PASS, TX 78852
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	MANUFACTURERS AND TRADERS TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS- THROUGH CERTIFICATES, SERIES 1999-3 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Nancy Gomez

SUBSTITUTE TRUSTEE

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer,
Melody Speer or Vicki Rodriguez
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.