

JUL 06 2021

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By: Y. K. SIMEN, Deputy

executed by Michael Christian Cavazos of 3822 Adams Circle, Eagle Pass, TX 78852, and duly Volume 1533, Page 35, 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, August 3, 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 hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:


Lot 7, Block B, CHULA VISTA HEIGHTS, UNIT # 3, in Maverick County, Texas, according to plat thereof recorded in the 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 \$35,792.89 plus interest from May 02, 2019. 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 \$35,792.89 plus interest from May 02, 2019.

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 Heights.

Executed this 30th day of June, 2021.



~~ALBERT W. VAN CLEAVE, III~~

Gregory T. Van Cleave

Elizabeth Russell

Erik Veliz

Trustee

1520 W. Hildebrand

San Antonio, Texas 78201

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