

FILED
AT 11:03 O'CLOCK A.M.

JUL 06 2021

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By: 7/10/21 Deputy

Notice is hereby given that pursuant to the authority conferred upon me by the certain Deed of Trust executed by Eloisa de la Garza of 198 Pueblo Nuevo, Eagle Pass, TX 78852, and duly Volume 1794, Page 493, Official Public Records of Maverick County, Texas, I will, as Substitute Trustee under said Deed of Trust, 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 house 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:


Being 0.344 acres lying and situated in Maverick County, Texas and being out of Survey 76, Abstract 1080, R. Prewett, Original Grantee, and being a portion of that certain 264.04 acre tract conveyed from the United States Department of Commerce to E. Shelton Soret as described in that warranty Deed which is of record in Volume 180, Page 346 of the Deed Records of Maverick County, Texas, dated July 22, 1980, with said 0.344 acre tract being more particularly described by metes and bounds in deed dated August 4, 1981, from E. Shelton Soret to Francisco D. Arellano, recorded in Volume

199, Page 307 of the Deed Records of Maverick County, Texas, reference being here made to said deed and the record thereof for a further description of said land and for all purposes.

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 \$34,251.05 plus interest from May 5, 2021. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Deed of Trust in the full amount of \$34,251.05 plus interest from May 5, 2021.

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust are held by Eloisa de la Garza.

Executed this 30th day of June, 2021.


ALBERT W. VAN CLEAVE, III
GREGORY T. VAN CLEAVE
ELIZABETH A. RUSSELL
ERIK E. VELIZ
Substitute Trustee
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