

Notice of Substitute Trustee's Sale

Date: **September 3, 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: **THIRTY-THREE THOUSAND NINE HUNDRED SEVENTY FIVE
AND NO/100THS DOLLARS (\$33,975.00)**

Deed of Trust

Date: **October 10, 2019**
Grantor: **STEPHANIE MARIE ZAVALA, a single person**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated October 10, 2019, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to STEPHANIE MARIE ZAVALA, a single person, recorded under Clerk's Document No. 211008, Book 1798, Pages 463-466 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from STEPHANIE MARIE ZAVALA, a single person, to San Juana Loa, Trustee, recorded under Clerk's Document No. 211009, Book 1798 Pages 467-476 Official Records, Maverick County, Texas.**

Property: **(including any improvements), All of Lot 2, Block 6, 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): **October 5, 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.**

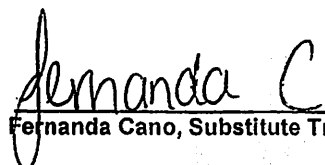
Fernanda Cano is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 refileing may be after the date originally scheduled for this sale.

FILED
AT 9:57 O'CLOCK A.M.

SEP 07 2021

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By Deputy



Fernanda Cano, Substitute Trustee