

Notice of Substitute Trustee's Sale

Date: November 16, 2021

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: March 3, 2017
Grantor: Fernando Molina and Brenda Molina
Lender: Terrenos Con Futuro, LLC

Recording Information: Deed of Trust recorded under Document No. 196111, Book 1630, Pages 252-259, Official Public Records, Maverick County, Texas, as modified under that certain Modification Agreement dated March 27, 2019, recorded under Document No. 207531, Book 1761, Pages 447-455, Official Public Records, Maverick County, Texas.

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being Lot 205A, Chula Vista Subdivision, Unit 2, in Maverick County, Texas according to map or plat thereof recorded in Envelope 106, Side B, Map/Plat records of Maverick County, Texas.

Substitute Trustee: Kathryn Kluge, Catrina Longoria, and/or Patrick Kelly

Date of Sale (first Tuesday of month): December 7, 2021

Time of Sale: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

Default has occurred in the Deed of Trust. Grantor has failed to cure the default after notice, and the period to cure has expired. Lender, the owner and holder of the Deed of Trust, has designated Substitute Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Substitute Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Deed of Trust. The purchase price is payable immediately on acceptance of the bid by the Substitute Trustee. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

FILED
AT 3:07 O'CLOCK P.M.

NOV 16 2021

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
Deputy



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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Kathryn Kluge