

Notice of Substitute Trustee's Sale

Date: December 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 II, L.P. a Texas Limited
partnership
Note: THIRTY-TWO THOUSAND NINE HUNDRED SEVENTY-FIVE
AND NO/100THS DOLLARS (\$32,975.00)

Deed of Trust

Date: June 20, 2018
Grantor: SALVADOR CASTILLON, a single person AND SHANNON
HELMSTETLER, a single person
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated June 20, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to SALVADOR CASTILLON, a single person AND SHANNON HELMSTETLER, a single person, recorded under Clerk's Document No. 203411, Book 1715, Pages 81-84, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from SALVADOR CASTILLON, a single person AND SHANNON HELMSTETLER, a single person, to MATT LONG, Trustee, recorded under Clerk's Document No. 203412, Book 1715, Pages 85-94, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 9, Block 7, CORONADO ESTATES UNIT 2 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 408, Side A, Official Records of Maverick County, Texas.

County: Maverick
Date of Sale (first Tuesday of month): January 4, 2022
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 3:14 O'CLOCK P.M.

DEC 08 2021

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By Sara Montemayor Deputy

Fernanda C.
FERNANDA CANO, SUBSTITUTE TRUSTEE