

Notice of Substitute Trustee's Sale

Date: December 28, 2021
Substitute Trustee: Jayda Luna
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-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$31,250.00)

Deed of Trust

Date: November 6, 2014
Grantor: JUAN MANUEL CRUZ and wife, JUANA MARIA CRUZ
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated November 6, 2014, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JUAN MANUEL CRUZ and wife, JUANA MARIA CRUZ, recorded under Clerk's Document No. 183998, Book 1488, Pages 87-90 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JUAN MANUEL CRUZ and wife, JUANA MARIA CRUZ, to Matthew Long, Trustee, recorded under Clerk's Document No. 183999, Book 1488 Pages 91-99 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 22, Block 3, 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): February 1, 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.

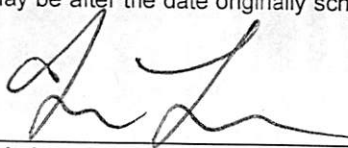
Jayda Luna is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

FILED
AT 10:31 O'CLOCK A.M.

JAN 03 2021

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By John Dab Deputy


Jayda Luna, Substitute Trustee