

**Notice of Substitute Trustee's Sale**

Date: March 14, 2022

FILED  
AT 4:11 O'CLOCK PM

Promissory Note: As referenced in the Deed of Trust

MAR 14 2022

Deed of Trust

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

Date: June 30, 2020

Grantor: Nicole Ann Magdaleno

Lender: Terrenos Con Futuro, LLC

Recording Information: Deed of Trust recorded under Document No. 214817, Book 1843,  
Pages 18-26, Official Public Records, Maverick County, Texas.

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Lot 32, Block 2 of Rosita Gardens Subdivision, Maverick County, Texas according to the Map or Plat thereof recorded in/under Envelope 107, Side A, Map/Plat Records, Maverick County, Texas and being the same real property with a situs address of 3132 Rosita Valley Road, Eagle Pass, Texas 78852.

Trustee: Kathryn Kluge

Date of Sale (first Tuesday of month): April 5, 2022

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 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.

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 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.

**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.

  
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Kathryn Kluge

**RECEIVED**

MAR 15 2022

**AUDITOR'S OFFICE**