

COPY

**Notice of Substitute Trustee's Sale**

Date: **March 2, 2018**  
Substitute Trustee: **Ramona Flores**  
Substitute Trustee's Address: **2211 Hancock Drive  
Austin, Texas 78756**  
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: **May 16, 2017**  
Grantor: **ANDRES MARTINEZ, A MARRIED PERSON AND MIRIAM BALVINA  
CASTILLEJA, A MARRIED PERSON**  
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership**

Recording information: A Warranty Deed with Vendor's Lien dated May 16, 2017, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to ANDRES MARTINEZ, A MARRIED PERSON AND MIRIAM BALVINA CASTILLEJA, A MARRIED PERSON, recorded under Clerk's Document No. 197711, Book 1650, Pages 65-68, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from ANDRES MARTINEZ, A MARRIED PERSON AND MIRIAM BALVINA CASTILLEJA, A MARRIED PERSON, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 197712, Book 1650, Pages 69-78, Official Records, Maverick County, Texas.

Property: (Including any improvements), All of Lot 10, Block 5, 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): **April 3, 2018**  
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.**

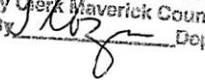
Ramona Flores is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

FILED  
AT 10:00 O'CLOCK A.M.

  
RAMONA FLORES SUBSTITUTE TRUSTEE

MAR 6 2018  
Notary Trustee's Seal

SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By  Deputy

FILED  
AT 2:36 O'CLOCK PM  
MAR 08 2018  
SARA MONTEROYOR  
County Clerk Maverick County, Texas  
By *John D. Miller* Deputy

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Deed of Trust executed by Ruben Rivera of 780 E. Rio Grande St., Eagle Pass, TX 78852, and duly recorded in Volume 1623, Page 311, Official Public Records of Maverick County, Texas, I will, as Trustee under said Deed of Trust, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, April 3, 2018 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, before the Courthouse door of Maverick County, Texas, in Eagle Pass, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Being a 20.814 acre tract, lot or parcel of land to be termed Tract 23, out of and being a part of the G.C. & S.F.R.R. Co. Survey No. 13, A-1052, and the G.C. & S.F.R.R. Co. Survey No. 9, A-1048 in Maverick County, Texas, and being a part of that certain 1595.777 acre tract in the G.C. & S.F.R.R. Co. Survey No. 11, A-1049, the Jesus Gonzales Survey No. 47, A-882, the G.C. & S.F.R.R. Co. Survey No. 9, a-1048 the G.C. & S.F.R.R. Co. Survey No. 13, A-1052, and the F. Miranda Survey No. 6, A-1073, described in Warranty Deed from Dr. Luis Gutierrez Perry and Elsa Gutierrez to Venado Grande Ranch, Ltd., on November 16, 2007 and recorded in Volume 1062, pages 103, of the

Official Public Records of Maverick County, Texas and more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$63,214.47 plus interest from December 1, 2017 at a rate of ten (10%) per cent. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Deed of Trust in the full amount of \$63,214.47 plus interest from December 1, 2017 at a rate of ten (10%) per cent.

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust are held by Venado Grande Ranch, Ltd.

Executed this 7<sup>th</sup> day of March, 2018



ALBERT W. VAN CLEAVE, III  
Trustee  
1520 W. Hildebrand  
San Antonio, Texas 78201

Tel (210) 341-6588