

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: February 06, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE STEPS AT THE FRONT OF THE MAVERICK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 19, 2000 and recorded in Document VOLUME 570, PAGE 36; AS AFFECTED BY VOLUME 1285, PAGE 94 real property records of MAVERICK County, Texas, with ROBERTO M. SALINAS AND JULIA E. SALINAS, grantor(s) and VALLEY MORTGAGE COMPANY, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERTO M. SALINAS AND JULIA E. SALINAS, securing the payment of the indebtedness in the original principal amount of \$162,740.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS AND DITECH FINANCIAL LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

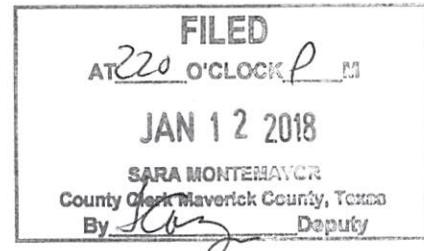
Bertha Cardenas
BERTHA CARDENAS OR DORIS S SANCHEZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is Bertha Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 01/12/2018 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Declarant's Name: Bertha Cardenas
Date: 01/12/2018



NOS20130013100007

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING THE EAST 25 FEET OF LOT 22, ALL OF LOT 23, THE WEST 25 FEET OF LOT 24, AND THE NORTH 25 FEET OF LOT 26, ALL IN BLOCK 27, HILLCREST ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION WHICH IS OF RECORD IN VOLUME 5, PAGE 195, MISCELLANEOUS RECORDS OF MAVERICK COUNTY, TEXAS.



NOS20130013100007

Notice of Substitute Trustee's Sale

FILED
AT 2:45 O'CLOCK P.M.
JAN 11 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Ramona Flores* Deputy

Date: **January 9, 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: **November 23, 2016**
Grantor: **TANIA MONTSERRAT VELA, A MARRIED PERSON**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership**

Recording information: A Warranty Deed with Vendor's Lien dated November 23, 2016, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to TANIA MONTSERRAT VELA, A MARRIED PERSON, recorded under Clerk's Document No. 194920, Book 1615, Pages 476-479, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from TANIA MONTSERRAT VELA, A MARRIED PERSON, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 194921, Book 1615, Pages 480-489, Official Records, Maverick County, Texas.

Property: (including any Improvements), All of Lot 14, 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 6, 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.

Ramona Flores
RAMONA FLORES SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

FILED
AT 2:45 O'CLOCK PM
JAN 11 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Joyce Longley* Deputy

Date: January 9, 2018

Substitute Trustee: RAMONA FLORES

Substitute Trustee's Address: 2211 Hancock Drive
Austin, Texas 78756

Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited
partnership

Note: THIRTY FOUR THOUSAND NINE HUNDRED AND NO/100THS
DOLLARS (\$34,900.00)

Deed of Trust

Date: March 9, 2017

Grantor: MARIA ESTELA CERVERA, 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 March 9, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to MARIA ESTELA CERVERA, A SINGLE PERSON, recorded under Clerk's Document No. 196687, Book 1637, Pages 289-292, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from MARIA ESTELA CERVERA, A SINGLE PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 196688, Book 1637, Pages 293-302, 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): February 6, 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.

RAMONA FLORES
RAMONA FLORES, SUBSTITUTE TRUSTEE