NOTICE OF FORECLOSURE 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.

State of Texas §
§
County of Maverick §

1. *Property to Be Sold.* The property to be sold is described as the real property, improvements, fixtures and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows:

PART ONE:

Tract I:

Being all that certain tract or parcel of land, together with all improvements thereon, and being Lots 11 and l lF, in Block 33, Carthage Place Subdivision, Unit 15, an addition to the City of Eagle Pass, Maverick County, Texas, as shown on the Re-plat of said Unit 5, which is of record in Envelope 154, Side B, Map Records of Maverick County, Texas.

Tract IV:

Being all that certain tract or parcel of land together with all improvements thereon, and being A 2.00 Acre Tract of land, lying and situated in Maverick County, Texas out of Survey 7, Abstract 1014, F. Niggli, Original Grantee and being a portion of that certain 5.0 Acre Tract described in deed dated August 4, 2003, from Arnulfo Herrera and Armando Herrera to Mignon Thornton, recorded in Vol. 764, Page 50, Official Public Records of Maverick County, Texas, said 2.00 Acre Tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part thereof.

PART TWO: All furniture, fixtures, equipment, inventory and accounts receivables now owned or hereafter acquired and located at 1823 *S.* Veteran's Blvd., Eagle Pass, Maverick County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is that certain Deed of Trust dated May 22, 2009 as follows:

Grantor: Alfonso De La Garza and Norma C. De La Garza

Recorded in: Deed of Trust recorded in the official real property records of Maverick County, Texas under Instrument No. 154929

FILED
AT 3:17 O'CLOCK P M
NOV 0 9 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Deputy

L & B 05825/0978/L1508998.DOCX/

3. *Date, Time, and Place of Sale*. The sale is scheduled to be held at the following date, time, and place:

Date: December 4, 2018

Time: The sale will begin on or around 10:00 a.m. or time assigned.

Place: At the area of the Maverick County Courthouse designated by the Commissioner's Court for holding such sales in Maverick County, Texas, or if no area is so designated, at the Courthouse door at which this notice is posted.

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

4. *Terms of Sale*. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale*. The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by John L. Jones.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of $700,000.00, executed by Alfonso De La Garza and Norma C. De La Garza, and payable to the order of International Bank of Commerce and (b) all renewals and extensions of the note. International Bank of Commerce is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: November 9, 2018

Allen M. DeBard, or Carlos R. Garza, or Calvin Speer, or Melody Speer,
or Wendy Speer, or David Garvin, Substitute Trustee
745 E. Mulberry, Ste. 700, San Antonio, Texas 78212
(210) 736-6600; (210) 735-6889 (FAX)

EXHIBIT "B"

FIELD NOTES FOR A 2.000 ACRE TRACT

Being a 2.000 Acre Tract of land, lying and situated in Maverick County, Texas out of Survey 7, Abstract 1014; F. Niggli, Original Grantee and being a portion of certain 154.47 Acre Tract of land conveyed from Elizabeth Crymes Manning to Mrs. Mignon Thornton and Geo W. Thornton, Jr., by a deed as described in Volume 42, Page 411 of the Deed Records of Maverick County, Texas; said 2.000 Acre Tract being more particularly described by meter and bounds as follows:

COMMENCING at a concrete monument found at northwest corner of Memorial Subdivision as shown by plat recorded in Envelope 153, Side A of the Maverick County Map Records; falling on the east right of way line of the F.M. Highway 3443, thence along the east ROW linen of F.M. Highway 3443, N 05°18'01"E, 163.23 feet to a ½" iron rod; for the northwest corner of a 5.00 Acre Tract as described by deed Volume 443, Page 347 of the Maverick County Deed Records, thence continuing on east ROW of F.M. Highway 3443, NO5°18'01"E, 146.35 feet to a ½" iron rod for an angle point continuing N10°06'00"E, 17.24 feet to a ½" iron rod for the POINT OF BEGINNING.

THENCE, continuing along east ROW, F.M. Highway 3443,
N10°06'00"E, 166.31 feet to a ½" iron rod,
being the northwest corner of that 10 Acre Tract,
of land conveyed to Arnulfo Herrera by deed recorded,
in Volume 542, Page 136 of the Maverick County Deed Records,
and being the southwest corner of a 2.00 Acre Tract,
conveyed to Jose Flores from Mignon Thornton,
and for the northwest corner of this tract;

THENCE, along the common line of said 2.000 Acre Tract and 10.00 Acre Tract,
S89°29'30"E; 517.41 feet to a ½" iron rod,
set to mark the northeast corner of this tract;

THENCE S00°30'30"W, 163.99 feet to a ½" iron rod,
set to mark the southeast corner of this tract;

THENCE N89°29'30"W, 545.12 feet to the POINT OF BEGINNING.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Jeanette Arredondo of P O Box 7544, Eagle Pass, TX 78852, and duly Volume 1563, Page 193, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, 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, December 4, 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, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

> Lot 2, Block D2, CHULA VISTA HEIGHTS, Unit 7, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P M
NOV 09 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Deputy

of the note is now the sum of $24,356.72 plus interest from August 16, 2018. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of $24,356.72 plus interest from August 16, 2018.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of November, 2018.

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

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Jose Paz Hernandez, Jr. and Guadalupe Adriana Hernandez of P O Box 7131, Eagle Pass, TX 78853, and duly Volume 579, Page 206, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, 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, December 4, 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, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than One o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot I, CHULA VISTA SUBDVISION, UNIT 2, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P M
NOV 09 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Deputy

of the note is now the sum of $15,776.61 plus interest from May 15, 2015. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of $15,776.61 plus interest from May 15, 2015.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 7th day of March, 2018.

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

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Mauricio Chavarria of 586 Ranchitos Rd., Eagle Pass, TX 78852, and duly Volume 1589, Page 298, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, 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, December 4, 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, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 97, Block 2, CHULA VISTA SUBDIVISION, Unit 5, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P M
NOV 09 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Deputy

of the note is now the sum of $21,536.18 plus interest from May 15, 2017. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of $21,536.18 plus interest from September 15, 2017.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 7 day of November, 2018.

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

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Martin Casares, Jr. of 155 View Dr., Eagle Pass, TX 78852, and duly Volume 1501, Page 56, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, 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, December 4, 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, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 1, Block J, CHULA VISTA HEIGHTS, UNIT 2, Maverick County, Texas

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P M
NOV 09 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Deputy

of the note is now the sum of $24,367.12 plus interest from March 15, 2017. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of $24,367.12 plus interest from March 15, 2017.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 7 day of November, 2018.

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

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Diego Leonardo Neira Hernandez and Martha Elizabeth De Leon of P O Box 1946, Eagle Pass, TX 78853, and duly Volume 1597, Page 129, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, 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, December 4, 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, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

> Lot 1, Block B, CHULA VISTA HEIGHTS, UNIT 3, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid

FILED
AT 2:40 O'CLOCK P M
NOV 09 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Deputy

balance of the note is now due and payable. The present balance of the note is now the sum of $29,704.042 plus interest from February 22, 2018. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of $29,704.04 plus interest from February 22, 2018.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 7 day of March 2018.

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

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Maria Teresa Hernandez of P. O. Box 6845, Eagle Pass, TX 78852, and duly Volume 896, Page 479, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, 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, December 4, 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, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than One o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

> Lot 17, Block H, CHULA VISTA HEIGHTS, Unit 3, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P M
NOV 09 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Deputy

of the note is now the sum of $16,631.53 plus interest from March 15, 2018. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of $16,631.53 plus interest from March 15, 2018.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 7th day of November 2018.

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

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Lydia Lorena Lopez of 738 Concho St., Eagle Pass, TX 78852, and duly Volume 1310, Page 102, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, 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, December 4, 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, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than one o'clock p.m. and not later than three (3) hours after that time, the following described property, to-wit:

> Lot 11, Block J-1, CHULA VISTA HEIGHTS, Unit 5A, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance

FILED
AT 2:40 O'CLOCK P M
NOV 09 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Deputy

of the note is now the sum of $19,888.671 plus interest from August 16, 2018. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of $19,888.67 plus interest from August 16, 2018.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 8th day of November, 2018.

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

Tel (210) 341-6588

FILED
AT 10:57 O'CLOCK A M
NOV 07 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By [illegible] Deputy

NOTICE OF FORECLOSURE SALE

State of Texas §
§
County of Maverick §

1. *Property to Be Sold.* The property to be sold is described as follows:

Property (including any improvements):

Being all that certain tract or parcel of land, together with all improvements thereon, and being a 3.07 acres out of Survey 44, Abstract 741, Certification No. 591, M. Monjares, Original Grantee, said land being described in deed dated October 19, 1993, from Eagle Pass Independent School District to Ruben Calles, recorded in Vol. 355, Page 40, Official Public Records of Maverick County, Texas, reference being here made to said deed and the record thereof for a further description of said land and for all purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is that certain Deed of Trust dated June 18, 2012:

Grantor: Diamantina de Jesus Galindo

Recorded in: Document No. 171513, Book 1350, Pages 471-475, Official Public Records of Maverick County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: **December 4, 2018**

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed within such three hour time period.

Place: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale*. The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Diamantina de Jesus Galindo.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of $77,000.00, executed by Diamantina de Jesus Galindo, and payable to the order of Ruben Calles and wife, Rosa Maria Calles and (b) all renewals and extensions of the note. Ruben Calles and wife, Rosa Maria Calles are the current owners and holders of the Obligation and is the beneficiary under the deed of trust.

As of November 7, 2018 the principal owing was $70,200.00 plus interest at the rate of 18% per annum from November 7, 2018 to the date of sale. In addition there are attorney's fees and court costs incurred in this matter in the amount of $1,204.25 which must be paid by the Buyer to secure the title to the property free of any liens.

Questions concerning the sale may be directed to the undersigned or to the beneficiaries, Ruben Calles and Rosa Maria Calles, at (830) 776-6316.

7. *Default and Request to Act*. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.

Dated November 7, 2018.

Catrina Purcell Longoria
Patrick J. Kelly
Longoria & Kelly, PLLC
Attorneys & Counselors at Law
1858 E. Main Street
Eagle Pass, Texas 78852

Telephone No. (830) 776-7644
Facsimile No. (830) 776-7636

ATTORNEYS FOR BENEFICIARIES

Notice of Substitute Trustee's Sale

Date: **October 31, 2018**

Substitute Trustee: **SAN JUANA LOA**

Substitute Trustee's Address: **P.O. Box 365**
La Blanca, Texas 78558

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

Note: **THIRTY THREE THOUSAND NINE HUNDRED SEVENTY FIVE AND NO/100THS DOLLARS ($33,975.00)**

Deed of Trust

Date: **May 17, 2018**

Grantor: **GUILLERMO RODRIGUEZ, 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 May 17, 2018, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to GUILLERMO RODRIGUEZ, a single person, recorded under Clerk's Document No. 202969, Book 1710, Pages 308-311, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from GUILLERMO RODRIGUEZ, a single person, to MATT LONG, Trustee, recorded under Clerk's Document No. 202970, Book 1710, Pages 312-321, Official Records, Maverick County, Texas.**

Property: **(including any improvements), All of Lot 12, Block 10, 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): **December 4, 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.**

SAN JUANA LOA 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 10:20 O'CLOCK A.M.
NOV 06 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By _____ Deputy

SAN JUANA LOA, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: **October 31, 2018**

Substitute Trustee: **SAN JUANA LOA**

Substitute Trustee's Address: **P.O. Box 365**
La Blanca, Texas 78558

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

Note: **THIRTY ONE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS ($31,500.00)**

Deed of Trust

Date: **May 5, 2017**

Grantor: **ROLANDO GERARDO BUENO, a married person and GABRIELA RENTERIA, a married person**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 5, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to ROLANDO GERARDO BUENO, a married person and GABRIELA RENTERIA, a married person, recorded under Clerk's Document No. 197477, Book 1647, Pages 234-237, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from ROLANDO GERARDO BUENO, a married person and GABRIELA RENTERIA, a married person, to MATT LONG, Trustee, recorded under Clerk's Document No. 197478, Book 1647, Pages 238-247, Official Records, Maverick County, Texas.**

Property: **(including any improvements), All of Lot 2, Block 9, 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): **December 4, 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.**

SAN JUANA LOA 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 10:30 O'CLOCK A. M.
NOV 06 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By [illegible] Deputy

SAN JUANA LOA, SUBSTITUTE TRUSTEE