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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of October, 2025
Time: 10am or not later than three hours after that time
Place: AT "On the steps at the front of the Maverick County Courthouse on Quarry Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Maverick County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTURMENT TO BE FORECLOSED:

Date: February 29, 2024
Grantor(s): Ricky Martin Holguin and Larissa Elizabeth Holguin, Husband and Wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns.
Original Principal: $339,900.00
Recording Information: Deed Inst.# 2426652,
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of $339,900.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Maverick
Property Description: (See Attached Exhibit "A")
Property Address: 1839 Timberwood Dr, Eagle Pass, TX 78852
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

FILED
AT 3:51 O'CLOCK P M

SEP 15 2025

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By _____ Deputy

File No.: 25-02190TX

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Posted by: Bertha Cardenas
Date: Sep 15, 2025

/s/ Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for Nationstar Mortgage LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Bertha Cardenas whose address is 1320 Greenway Dr, Suite 780, Irving, TX 75038. I declare under penalty perjury that Sep 15, 2025 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Maverick County Clerk and caused it to be posted at the location directed by the Maverick County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, **1320 Greenway Drive, Suite 780 Irving, TX 75038**

File No.: 25-02190TX

EXHIBIT "A"

LOT THREE (3), IN BLOCK TWO (2), TIMBER CREEK SUBDIVISION, UNIT 2, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 230, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.