

FILED
AT 11:47 O'CLOCK A.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SEP 11 2025

Date: **September 9, 2025**
Substitute Trustee: **IDSEL VAZQUEZ**
Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

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

Lender: **EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership**
Note: **THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$36,500.00)**

Deed of Trust

Date: **June 10, 2016**
Grantor: **SAMUEL ESCAMILLA, 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 June 10, 2016, executed by EAGLE PASS CORONADO ESTATES II, L.P, a Texas limited partnership SAMUEL ESCAMILLA, A SINGLE PERSON, recorded under Clerk's Document No. 192653 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith SAMUEL ESCAMILLA, A SINGLE PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 192654 Official Records, Maverick County, Texas. Assumption Agreement dated November 11, 2020, recorded under Clerk's Document No. 217814 Official Records, Maverick County, Texas. Assumption Agreement dated October 13, 2023, recorded under Clerk's Document No. 2324935 Official Records, Maverick County, Texas.**

Property: **(including any improvements), All of Lot 11, 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): **October 7, 2025**

Time of Sale: **10:00 a.m.**

Place of Sale: **STEPS AT THE FRONT OF THE COURTHOUSE ON 500 QUARRY ST., EAGLE PASS, MAVERICK COUNTY, TEXAS 78852 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT.**

IDSEL VAZQUEZ is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute 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.

IDSEL VAZQUEZ
IDSEL VAZQUEZ, Substitute Trustee