

PNC BANK, N.A. (NCM)  
FRAUSTO, KARLA  
633 MOLINO LOOP, EAGLE PASS, TX 78852

CONVENTIONAL  
Firm File Number: 25-042141

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 1, 2015, **KARLA GARCIA, NOW KNOWN AS KARLA FRAUSTO**, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to BEN HEYES RIGGS, as Trustee, the Real Estate hereinafter described, to COMPASS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of MAVERICK COUNTY, TX and is recorded under Clerk's File/Instrument Number 188311 Volume 1539, Page 244, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in MAVERICK COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Maverick, State of Texas:

BEING LOT TWENTY-SIX (26), CHULA VISTA SUBDIVISION, UNIT 1, IN MAVERICK COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID UNIT 1 WHICH IS OF RECORD IN ENVELOPE 97, SLIDE 1, MAP RECORDS OF MAVERICK COUNTY, TEXAS

Property Address: 633 MOLINO LOOP  
EAGLE PASS, TX 78852  
Mortgage Servicer: PNC BANK, N.A.  
Mortgagee: PNC BANK NATIONAL ASSOCIATION  
3232 NEWMARK DRIVE  
MIAMISBURG, OH 45342-5433

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 property securing the above referenced loan.

**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**

SUBSTITUTE TRUSTEE  
Calvin Speer, Chris LaFond, Wayne Daughtry or Vicki Rodriguez, Bob Frisch, Jodi Steen, Janice Stoner, Jo Woolsey, Bertha Cardenas, Berthaliz Cardenas, Wendy Speer, Melody Speer  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day July 9, 2025.

FILED  
AT 12:30 O'CLOCK P.M.  
JUL 10 2025

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

Posted By: *Bertha Cardenas*  
Date: *July 10th 2025*

By: *Ronny George*  
Ronny George  
Texas Bar No. 24123104  
Grant Tabor  
Texas Bar No. 24027905  
Kathryn Dahlin  
Texas Bar No. 24053165  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960

Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for PNC BANK NATIONAL ASSOCIATION

**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 military service to the sender of this notice immediately.**