FILED
AT 1:20 O'CLOCK P M

NOV 10 2026

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Dalia Martinez Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **November 5, 2026**

Substitute Trustee: **ORIANA REYES**

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

Lender: **EAGLE PASS CORONADO ESTATES II, L.P**

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

Deed of Trust

Date: **October 29, 2019**

Grantor: **DIANA MENDEZ, 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 October 29, 2019, executed by EAGLE PASS CORONADO ESTATES II, L.P, a Texas limited partnership DIANA MENDEZ, A MARRIED PERSON, recorded under Clerk's Document No. 211014 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith DIANA MENDEZ, A MARRIED PERSON, to SAN JUANA LOA, Trustee, recorded under Clerk's Document No. 211015 Official Records, Maverick County, Texas.**

Property: (including any improvements), **All of Lot 2, Block 10, CORONADO ESTATES UNIT 2 SUBDIVISION, Maverick County, Texas, according to the map recorded in Envelope 408 Side A, Official Records of Maverick County, Texas**

County: **Maverick**

Date of Sale (first Tuesday of month): **December 1, 2026**

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.**

ORIANA REYES 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.

ORIANA REYES, Substitute Trustee