

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED  
AT 2:21 O'CLOCK P.M.

JAN 12 2026

Date: January 12, 2026

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By *Salia Martinez* Deputy

Deed of Trust

Date: May 8, 2019

Grantor: Fernando Carrillo and Ana G. Rodriguez

Grantor's County: Maverick

Beneficiary (or Holder): Maria Begona Tur Serrano

Trustee: Cgc Ritchie

Substitute Trustee: Catrina P. Longoria, Tiffany Williams, or Marlowe E. Zamora

Recording Information: Doc #: 208007, Book: 1766, Pages: 416-425, Official Public Records of Maverick County, Texas

Property: Lot Twenty-Seven (27), Encino Park Subdivision, Unit No. 3, an addition to the City of Eagle Pass, Maverick County, Texas, according to the re-plat thereof recorded in/under Envelope 387, Side A, Map Records of Maverick County, Texas

Note

Date: May 8, 2019

Original Principal Amount: \$143,000.00

Debtor: Fernando Carrillo and Ana G. Rodriguez

Holder: Maria Begona Tur Serrano

Date of Sale of Property: February 3, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: At the steps of the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas, 78852, at the place specified for foreclosure sales by the Commissioner's Court of Maverick County, Texas, by

Resolution recorded as Document Number 2939102,  
Official Records, Maverick County, Texas

Pursuant to the Final Judgement entered in Cause No. 25-06-44644-MCV, and because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Catrina P. Longoria, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

**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 SERVE 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.**

**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.**

  
Marlowe E. Zamora, Substitute Trustee