

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 3, 2021, HENRY RUIZ, MARRIED MAN, executed a Deed of Trust/Security Instrument conveying to EASTON W. CRAFTS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR DIRECTIONS EQUITY, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2114020 in the DEED OF TRUST OR REAL PROPERTY RECORDS of MAVERICK COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, FEBRUARY 3, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78552 in MAVERICK COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows: LOT 6, IN BLOCK 3, RANGE 2, OF NORTH HEIGHTS EAST ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, SAID LAND LYING EAST OF THE RAILROAD TRACKS, AND BEING THE SAME LAND AS THAT CONVEYED BY ISABEL H. CARDENAS AND AMALIA G. CARDENAS TO ISABEL G. CARDENAS BY DEED DATED FEBRUARY 29, 1972, RECORDED IN VOLUME 108, PAGE 307, DEED RECORDS OF MAVERICK COUNTY, TEXAS.

Property Address: 955 CONCHO ST, EAGLE PASS, TX 78852  
Mortgage Servicer: SERVICEMAC  
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC  
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 5<sup>th</sup> day of January 2026

*Wayne Daughtrey*  
Authorized Agent of Auction.com, LLC as  
Substitute Trustee, Calvin Speer, Wayne  
Daughtrey, Bob Frisch, Jodi Steen, Janice  
Stoner, Jo Woolsey, Marinosci Law Group PC,  
ServiceLink Agency Sales and Posting, LLC

AT 12:12 FILED  
O'CLOCK PM

JAN 05 2026

SARA MONTEMAYOR  
County Clerk/Maverick County, Texas  
By: *[Signature]* Deputy

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300



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