

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

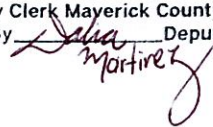
FILED
AT 1:40 O'CLOCK P.M.

Date: October 8, 2026

Substitute Trustee: ORIANA REYES

OCT 13 2026

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

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By  Deputy

Lender: EAGLE PASS CORONADO ESTATES, L.P.

Note: TWENTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND
NO/100THS DOLLARS (\$27,250.00)

Deed of Trust

Date: January 19, 2018

Grantor: ARTURO JESUS RODRIGUEZ, A SINGLE PERSON AND
JEANETTE MARTINEZ, A SINGLE PERSON

Lender: EAGLE PASS CORONADO ESTATES, L.P, a Texas Limited
Partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated January 19, 2018, executed by EAGLE PASS CORONADO ESTATES, L.P, a Texas limited partnership ARTURO JESUS RODRIGUEZ, A SINGLE PERSON AND JEANETTE MARTINEZ, A SINGLE PERSON recorded under Clerk's Document No. 201545 Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith ARTURO JESUS RODRIGUEZ, A SINGLE PERSON AND JEANETTE MARTINEZ, A SINGLE PERSON to MATTHEW LONG Trustee, recorded under Clerk's Document No. 201546 Official Records, Maverick County, Texas. Assumption Agreement dated May 24, 2021, recorded under Clerk's Document No. 2110721 Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 1, Block 7, Coronado Estates Unit 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

County: Maverick

Date of Sale (first Tuesday of month): November 3, 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 refile may be after the date originally scheduled for this sale.


ORIANA REYES, Substitute Trustee