

Notice of Trustee's Sale

Date: **March 1, 2019**  
Trustee: **TRACY MANCINELLI**  
Trustee's Address: **2211 Hancock Dr.  
Austin, Texas 78756**  
Lender: **CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership**  
Note: **SEVENTY-ONE THOUSAND TWO HUNDRED THIRTEEN AND  
NO/100THS DOLLARS (\$71,213.00)**

Deed of Trust

Date: **May 25, 2018**  
Grantor: **IVAN ESPINOZA and wife, YURIDIA ALICIA RODRIGUEZ**  
Lender: **CENTEX LAS ESTANCIAS, a Texas limited partnership**

Recording information: A Corrected Special Warranty Deed with Vendor's Lien dated May 25, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to IVAN ESPINOZA and wife, YURIDIA ALICIA RODRIGUEZ recorded under Clerk's Document No. 2018-003116 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith IVAN ESPINOZA and wife, YURIDIA ALICIA RODRIGUEZ to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-003117 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 25, Block C, LAS ESTANCIAS SUBDIVISION, Caldwell County, Texas, according to the map recorded under Cabinet C, Slide #96, in the map Records of Caldwell County, Texas.

County: **Caldwell**  
Date of Sale (first Tuesday of month): **April 2, 2019**  
Time of Sale: **10:00 a.m.**  
Place of Sale: **Caldwell County Justice Center, 1703 S. Colorado, Lockhart,  
Texas 78644 or in the area designated by the commissioner's  
court, pursuant to section 51.002 of Texas property code.**

TRACY MANCINELLI is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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 refilled 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.

Filed this 11<sup>th</sup> day of March 20 19

11:49 A.M

**TERESA RODRIGUEZ**

**COUNTY CLERK, CALDWELL COUNTY, TEXAS**

By Marta Lopez Deputy

  
**TRACY MANCINELLI, TRUSTEE**

Notice of Trustee's Sale

Date: **March 1, 2019**  
Trustee: **TRACY MANCINELLI**  
Trustee's Address: **2211 Hancock Dr.  
Austin, Texas 78756**  
Lender: **CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership**  
Note: **SIXTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND  
NO/100THS DOLLARS (\$67,750.00)**

Deed of Trust

Date: **April 25, 2018**  
Grantor: **JOSE ALVARES and wife, DEYANIRA IBARRA**  
Lender: **CENTEX LAS ESTANCIAS, a Texas limited partnership**

Recording information: **A Corrected Special Warranty Deed with Vendor's Lien dated April 25, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to JOSE ALVARES and wife, DEYANIRA IBARRA recorded under Clerk's Document No. 2018-002373 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith JOSE ALVARES and wife, DEYANIRA IBARRA to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-002374 Official Records, Caldwell County, Texas.**

Property: **(including any improvements), All of Lot 19, Block B, LAS ESTANCIAS SUBDIVISION, Caldwell County, Texas, according to the map recorded under Cabinet C, Slide #96, in the map Records of Caldwell County, Texas.**

County: **Caldwell**  
Date of Sale (first Tuesday of month): **April 2, 2019**  
Time of Sale: **10:00 a.m.**  
Place of Sale: **Caldwell County Justice Center, 1703 S. Colorado, Lockhart, Texas 78644 or in the area designated by the commissioner's court, pursuant to section 51.002 of Texas property code.**

TRACY MANCINELLI is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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 refiled may be after the date originally scheduled for this sale.

Filed this 7<sup>th</sup> day of March 20 19  
11:49 A.M.

**TERESA RODRIGUEZ**  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Marilyn Lopez Deputy

  
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TRACY MANCINELLI, TRUSTEE