

Notice of Trustee's Sale

Date: April 30, 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: June 5, 2018

Grantor: ISRAEL BENITEZ, a single person and TERESA VARGAS, a single
person

Lender: CENTEX LAS ESTANCIAS, a Texas limited partnership

Recording information: A Corrected Special Warranty Deed with Vendor's Lien dated June 5, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to ISRAEL BENITEZ, a single person and TERESA VARGAS, a single person recorded under Clerk's Document No. 2018-003390 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith ISRAEL BENITEZ, a single person and TERESA VARGAS, a single person to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-003391 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 3, 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): June 4, 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.


TRACY MANCINELLI, TRUSTEE

Filed this 8th day of May 2019
4:08 P.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Ratrena Reyna Deputy

Notice of Trustee's Sale

Date: April 30, 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-FIVE THOUSAND FIVE HUNDRED NINETY FIVE AND NO/100THS DOLLARS (\$65,595.00)

Filed this 8th day of May 2019
4:08 P.M.
By TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Katrina Keena Deputy

Deed of Trust

Date: April 24, 2018
Grantor: BRISELDA JAIMES, a married person
Lender: CENTEX LAS ESTANCIAS, a Texas limited partnership

Recording information: A Corrected Special Warranty Deed with Vendor's Lien dated April 24, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to BRISELDA JAIMES, a married person recorded under Clerk's Document No. 2018-002311 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith BRISELDA JAIMES, a married person to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-002312 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 53, Block A, 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): June 4, 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.


TRACY MANCINELLI, TRUSTEE