

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 31, 2022
Substitute Trustee: YAZMIN LEAL
Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558

Filed this 9th day of Nov 2022
10:11 AM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy

Lender: CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership
Note: SIXTY-SEVEN THOUSAND EIGHT HUNDRED SEVENTY-SEVEN AND 40/100THS DOLLARS (\$67,877.40)

Sandra Guerra

Deed of Trust

Date: March 5, 2019
Grantor: VICENTE GARCIA
Lender: CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated March 5, 2019, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership VICENTE GARCIA, recorded under Clerk's Document No. 2019-001203 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith VICENTE GARCIA, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2019-001204 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 29, Block C, LAS ESTANCIAS SUBDIVISION, Caldwell County, Texas, according to the map recorded under Document Number Cabinet C, Slide #96, in the Map Records of Caldwell County, Texas.

County: Caldwell
Date of Sale (first Tuesday of month): December 6, 2022
Time of Sale: 10:00 a.m.
Place of Sale: The front steps of the courthouse entrance with a physical address of Caldwell County Justice Center, 1703 S. Colorado, Lockhart Texas 78644

YAZMIN LEAL 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 refiled may be after the date originally scheduled for this sale.



YAZMIN LEAL, Substitute Trustee