

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 1, 2022

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

Substitute Trustee: YAZMIN LEAL

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

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

By Sandra Guerra Deputy

Lender: CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership

Sandra Guerra

Note: EIGHTY- THREE THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$83,400.00)

Deed of Trust

Date: April 7, 2021

Grantor: JOSE ERIK ESTRADA, AND WIFE LAURA MEJIA DIAZ

Lender: CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated April 7, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership JOSE ERIK ESTRADA, AND WIFE LAURA MEJIA DIAZ recorded under Clerk's Document No. 2021-003046 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith JOSE ERIK ESTRADA, AND WIFE LAURA MEJIA DIAZ, to LETICIA YAZMIN RIOS Trustee, recorded under Clerk's Document No. 2021-003047 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 14, Block A, LAS ESTANCIAS, SECTION 2 SUBDIVISION, City of Uhland, Caldwell County, Texas, according to the map recorded under Document No. 2021-001556, 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