

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Filed this 6<sup>th</sup> day of Dec 2022  
2:44 PM

Date: December 2, 2022  
Substitute Trustee: YAZMIN LEAL  
Substitute Trustee's Address: P.O. Box 365  
La Blanca, Texas 78558

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Sandra Guerra Deputy  
Sandra Guerra

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, L.P., a Texas limited partnership

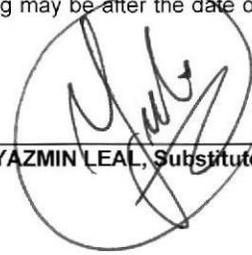
Recording information: A Special Warranty Deed with Vendor's Lien dated June 5, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership ISRAEL BENITEZ, a single person AND TERESA VARGAS, a single person, recorded under Clerk's Document No. 2018-003390 Official Records, Caldwell County, 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 Document Number Cabinet C, Slide #96, in the Map Records of Caldwell County, Texas.

County: Caldwell  
Date of Sale (first Tuesday of month): January 3, 2023  
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.

  
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YAZMIN LEAL, Substitute Trustee