

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Filed this 7 day of Feb. 2023
2:33 PM

Date: February 3, 2023
Substitute Trustee: YAZMIN LEAL
Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Catherine Moreno Deputy

Lender: CENTEX MONTE SAGRADO, L.P., a Texas limited partnership
Note: ONE HUNDRED EIGHTY-ONE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$181,900.00)

Deed of Trust

Date: September 1, 2022
Grantor: OMAR RAFAEL ARPERO and ANGELA LONGORIA ARPERO
Lender: CENTEX MONTE SAGRADO, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated September 1, 2022, executed by CENTEX MONTE SAGRADO, L.P., a Texas limited partnership OMAR RAFAEL ARPERO and ANGELA LONGORIA ARPERO, recorded under Clerk's Document No. 2022-007564 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith OMAR RAFAEL ARPERO and ANGELA LONGORIA ARPERO, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 2022-007565 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 13, Block C, MONTE SAGRADO SUBDIVISION, City of Umland, Caldwell County, Texas, according to the map recorded under Document Number 2022-005957, in the Map Records of Caldwell County, Texas.

County: Caldwell
Date of Sale (first Tuesday of month): March 7, 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.



YAZMIN LEAL, Substitute Trustee