

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **March 5, 2024**
Substitute Trustee: **YAZMIN LEAL**
Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**
Lender: **CENTEX MONTE SAGRADO, L.P., a Texas limited partnership**
Note: **ONE HUNDRED FIFTY-ONE THOUSAND NINE HUNDRED AND
NO/100THS DOLLARS (\$151,900.00)**

Deed of Trust

Date: **September 1, 2022**
Grantor: **CYNTHIA ZULEMA GONZALEZ**
Lender: **CENTEX MONTE SAGRADO, L.P., a Texas limited partnership**

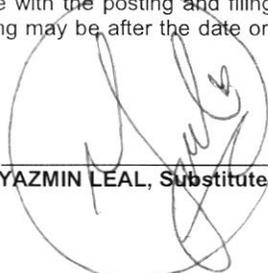
Recording information: **A Special Warranty Deed with Vendor's Lien dated
September 1, 2022, executed by CENTEX MONTE SAGRADO, L.P., a Texas limited
partnership CYNTHIA ZULEMA GONZALEZ, recorded under Clerk's Document No.
2022-007829 Official Records, Caldwell County, Texas, and being further secured
by Deed of Trust of even date therewith CYNTHIA ZULEMA GONZALEZ, to KAREN
CABRERA, Trustee, recorded under Clerk's Document No. 2022-007830 Official
Records, Caldwell County, Texas.**

Property: (including any improvements), **All of Lot 04, Block B, 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): **April 2, 2024**
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

Filed this 5th day of Mar 2024 3:38 P M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Teresa Rodriguez Deputy
Lydia Alexander