

Filed this 12th day of Jan 2026
11:47 A.M.

TERESA RODRIGUEZ

NOTICE OF SUBSTITUTE TRUSTEE'S SALE COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy

Date: January 6, 2026

Substitute Trustee: SAN JUANA ALVAREZ

Reyna Mijares

Substitute Trustee's Address: 11410 N. FM 493
Donna, Texas 78537

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: May 23, 2018

Grantor: BEATRIZ CANO, A MARRIED PERSON

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

Recording information: A Special Warranty Deed with Vendor's Lien dated May 23, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership BEATRIZ CANO, A MARRIED PERSON, recorded under Clerk's Document No. 2018-003110 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date there with BEATRIZ CANO, A MARRIED PERSON, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No 2018-003111 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 14, Block C, LAS ESTANCIAS SUBDIVISION, Caldwell County, Texas, according to the map recorded under Cabinet C, Slide #96, in the Map Records of Caldwell County, Texas.

County: Caldwell

Date of Sale (first Tuesday of month): February 3, 2026

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

SAN JUANA ALVAREZ 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 refiling may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee