

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Filed this 10th day of Feb. 2025
2:56 PM

Date: **February 4, 2025**
Substitute Trustee: **SAN JUANA ALVAREZ**
Substitute Trustee's Address: **11410 N. FM 493**
Donna, Texas 78537

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Yolanda Hernandez Deputy
Yolanda Hernandez

Lender: **CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership**
Note: **EIGHTY-THREE THOUSAND FOUR HUNDRED AND**
NO/100THS DOLLARS (\$83,400.00)

Deed of Trust

Date: **March 5, 2021**
Grantor: **NICOLAS DAMIAN, A MARRIED PERSON**
Lender: **CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated March 5, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership NICOLAS DAMIAN, A MARRIED PERSON recorded under Clerk's Document No. 2021-002543 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith NICOLAS DAMIAN, A MARRIED PERSON, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 2021-002544 Official Records, Caldwell County, Texas.**

Property: (including any improvements), **All of Lot 01, Block A, LAS ESTANCIAS 2 SUBDIVISION, City of Umland, 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): **March 4, 2025**

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 refiled may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee