

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: **April 1, 2025**  
Substitute Trustee: **SAN JUANA ALVAREZ**  
Substitute Trustee's Address: **11410 N. FM 493**  
**Donna, Texas 78537**  
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: **January 27, 2021**  
Grantor: **JORGE LUIS JIMENEZ, 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 January 27, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership JORGE LUIS JIMENEZ, A MARRIED PERSON, recorded under Clerk's Document No. 2021-000723 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith JORGE LUIS JIMENEZ, A MARRIED PERSON, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 2021- 000724 Official Records, Caldwell County, Texas.**

Property: (including any improvements), **All of Lot 22, Block B, LAS ESTANCIAS, SECTION 2 SUBDIVISION, City of Niederwald, Caldwell County, Texas, according to the map recorded Cabinet D, Side No. 6, in the Map Records of Caldwell County, Texas.**

County: **Caldwell**  
Date of Sale (first Tuesday of month): **May 6, 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 refiling may be after the date originally scheduled for this sale.

Filed this 11<sup>th</sup> day of April, 2025  
12:24 p

  
**SAN JUANA ALVAREZ, Substitute Trustee**

**TERESA RODRIGUEZ**  
**COUNTY CLERK, CALDWELL COUNTY, TEXAS**  
Notice of Substitute Trustee's Sale  
Ravna Mijares Dept  
**Ravna Mijares**