

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **September 2, 2025**

Filed this 9th day of Sept 2025
2:30 PM

Substitute Trustee: **SAN JUANA ALVAREZ**

Substitute Trustee's Address: **P.O. Box 365
La Blanca, Texas 78558**

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy

Lender: **CENTEX MONTE SAGRADO, L.P., a Texas limited partnership**

Sandra Guerra

Note: **ONE HUNDRED SEVENTY- SIX THOUSAND NINE HUNDRED
AND NO/100THS DOLLARS (\$176,900.00)**

Deed of Trust

Date: **September 1, 2022**

Grantor: **IGNACIO GARCIA RODRIGUEZ AND VIANEY BELTRAN MARTINEZ**

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 IGNACIO GARCIA RODRIGUEZ AND VIANEY BELTRAN MARTINEZ, recorded under Clerk's Document No. 2022-007556 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith IGNACIO GARCIA RODRIGUEZ AND VIANEY BELTRAN MARTINEZ, to KAREN CABRERA, Trustee, recorded under Clerk's Document No. 2022-007557 Official Records, Caldwell County, Texas.**

Property: (including any improvements), **All of Lot 08, Block C, MONTE SAGRADO SUBDIVISION, City of Uhlard, 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): **October 7, 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 refileing may be after the date originally scheduled for this sale.


SAN JUANA ALVAREZ, Substitute Trustee