

Notice of Trustee's Sale

Date: December 30, 2019
Trustee: TRACY MANCINELLI
Trustee's Address: 2211 Hancock Dr. Austin, Texas 78756
Lender: CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership
Note: SEVENTY-ONE THOUSAND TWO HUNDRED THIRTEEN AND NO/100THS DOLLARS (\$71,213.00)

Deed of Trust

Date: May 25, 2018
Grantor: IVAN ESPINOZA and wife, YURIDIA ALICIA RODRIGUEZ
Lender: CENTEX LAS ESTANCIAS, a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated May 25, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to IVAN ESPINOZA and wife, YURIDIA ALICIA RODRIGUEZ recorded under Clerk's Document No. 2018-003116 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith IVAN ESPINOZA and wife, YURIDIA ALICIA RODRIGUEZ to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-003117 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 25, 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 4, 2020

Time of Sale: 10:00 a.m.

Place of Sale: Caldwell County Justice Center, 1703 S. Colorado, Lockhart, Texas 78644 or in the area designated by the commissioner's court, pursuant to section 51.002 of Texas property code.

TRACY MANCINELLI is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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.

[Handwritten signature of Tracy Mancinelli]
TRACY MANCINELLI, TRUSTEE

Filed this 7th day of January 20 20
12:04 P.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Brittany Connor Deputy