

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Filed this 5th day of July 2023
1:44 P M

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

Date: **July 5, 2023**
Substitute Trustee: **ORIANA REYES**
Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

Lender: **CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership**

Note: **NNETY-THREE THOUSAND FOUR HUNDRED AND
NO/100THS DOLLARS (\$93,400.00)**

Deed of Trust

Date: **March 17, 2021**
Grantor: **ZAHAIRAH DURALY MORALES and husband GERARDO MORALES**
Lender: **CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership**


Recording information: **A Special Warranty Deed with Vendor's Lien dated March 17, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership ZAHAIRAH DURALY MORALES and husband GERARDO MORALES, recorded under Clerk's Document No. 2021-003444 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith ZAHAIRAH DURALY MORALES and husband GERARDO MORALES, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 2021-003445 Official Records, Caldwell County, Texas.**

Property: (including any improvements), **All of Lot 06, Block C, 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): **August 1, 2023**
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**

ORIANA REYES 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.


ORIANA REYES, Substitute Trustee