

NOTICE OF SUBSTITUTE TRUSTEE'S SALE Filed this 6 day of June 2024,
2:36 PM

Date: **June 4, 2024**
Substitute Trustee: **YAZMIN LEAL**
Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**

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

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: **JOSE ANGEL JUAREZ, a single person and VERONICA JUAREZ, a
married person**
Lender: **CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership**

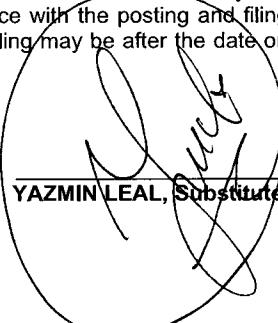
Recording information: **A Special Warranty Deed with Vendor's Lien dated January
27, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited
partnership JOSE ANGEL JUAREZ, a single person and VERONICA JUAREZ, a
married person, recorded under Clerk's Document No. 2021-000803 Official
Records, Caldwell County, Texas, and being further secured by Deed of Trust of
even date therewith JOSE ANGEL JUAREZ, a single person and VERONICA
JUAREZ, a married person, to LETICIA YAZMIN RIOS, Trustee, recorded under
Clerk's Document No. 2021-000804 Official Records, Caldwell County, Texas.**

Property: (including any improvements), **All of Lot 21, 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): **July 2, 2024**
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**

YAZMIN LEAL 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.



YAZMIN LEAL, Substitute Trustee