

NOTICE OF SUBSTITUTE TRUSTEE'S SALE Filed this 5th day of Dec 2023
4:22 p M

Date: December 5, 2023
Substitute Trustee: YAZMIN LEAL
Substitute Trustee's Address: 11410 N. FM 493
Donna, Texas 78537

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy
Reyna Mijares

Lender: CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership
Note: NINETY THREE THOUSAND FOUR HUNDRED AND NO/100THS
DOLLARS (\$93,400.00)

Deed of Trust

Date: April 14, 2021
Grantor: RUMI ROLDAN, 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 April 14, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership RUMI ROLDAN, A MARRIED PERSON recorded under Clerk's Document No. 2021-003052 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith RUMI ROLDAN, a married person, to LETICIA YAZMIN RIOS Trustee, recorded under Clerk's Document No. 2021-003053 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 13, Block E, LAS ESTANCIAS, SECTION 2 SUBDIVISION, City of Umland, Caldwell County, Texas, according to the map recorded under Document No. 2021-001556, in the Map Records of Caldwell County, Texas.

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



YAZMIN LEAL, Substitute Trustee

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Donna, Texas 78537

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DOLLARS (\$93,400.00)

Deed of Trust

Date: March 5, 2021
Grantor: SANTA ISABEL GONZALEZ, A SINGLE PERSON AND ANEVEY
LYNETTE GONZALEZ, A SINGLE PERSON
Lender: CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership


Recording information: A Special Warranty Deed with Vendor's Lien dated March 5, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership SANTA ISABEL GONZALEZ, A SINGLE PERSON AND ANEVEY LYNETTE GONZALEZ, A SINGLE PERSON recorded under Clerk's Document No. 2021-002563 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith SANTA ISABEL GONZALEZ, A SINGLE PERSON AND ANEVEY LYNETTE GONZALEZ, A SINGLE PERSON, to LETICIA YAZMIN RIOS Trustee, recorded under Clerk's Document No. 2021-002564 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 29, Block E, LAS ESTANCIAS, SECTION 2 SUBDIVISION, City of Uhlund, Caldwell County, Texas, according to the map recorded under Document No. 2021-001556, in the Map Records of Caldwell County, Texas.

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YAZMIN LEAL, Substitute Trustee