

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **SEPTEMBER 5, 2024**
Substitute Trustee: **SAN JUANA ALVAREZ**
Substitute Trustee's Address: **11410 N. FM 493**
Donna, Texas 78537
Lender: **CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership**
Note: **SIXTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND**
NO/100THS DOLLARS (\$67,750.00)

Deed of Trust

Date: **May 2, 2018**
Gran Tor: **FRANCISCO ALMAZAN JR., A MARRIED PERSON**
Lender: **CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership**

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 2, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership FRANCISCO ALMAZAN JR., a married person, recorded under Clerk's Document No. 2018-002577 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date there with FRANCISCO ALMAZAN JR., a married person, to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-002578 Official Records, Caldwell County, Texas.**

Property: (including any improvements), **All of Lot 4, Block B, LAS ESTANCIAS SUBDIVISION, Caldwell County, Texas, according to the map recorded under Document Number Cabinet C, Slide #96, in the Map Records of Caldwell County, Texas.**

County: **Caldwell**
Date of Sale (first Tuesday of month): **OCTOBER 1, 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**

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 refilled 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.

Filed this 9th day of Sept 20 24
2:26 PM

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

San Juana Alvarez
SAN JUANA ALVAREZ, Substitute Trustee