

NOTICE OF SUBSTITUTE TRUSTEE'S SALE Filed this 12th day of July 2024
3:33 P.M

Date: July 5, 2024
Substitute Trustee: YAZMIN LEAL
Substitute Trustee's Address: P.O. Box 365
La Blanca, Texas 78558

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

Lender: CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership
Note: EIGHTY-THREE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$83,400.00)

Deed of Trust

Date: JULY 24, 2020
Grantor: MARIA GLORIA HERNANDEZ, A MARRIED PERSON
Lender: CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership

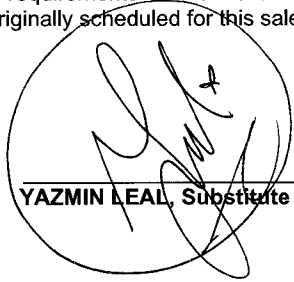
Recording information: A Special Warranty Deed with Vendor's Lien dated July 24, 2020, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership ELIA MARIA GLORIA HERNANDEZ, recorded under Clerk's Document No. 2020-004103 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith, MARIA GLORIA HERNANDEZ, A MARRIED PERSON to Tracy Mancinelli, Trustee, recorded under Clerk's Document No. 2020-004104 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 21, Block D Las Estancias SUBDIVISION, Caldwell County, Texas, according to the map recorded under Document No. Cabinet C, Slide #96, in the Map Records of Caldwell County, Texas.

County: CALDWELL
Date of Sale (first Tuesday of month): August 6, 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 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.



YAZMIN LEAL, Substitute Trustee