

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Filed this 5th day of NOV 2024
9:40

Date: **November 5, 2024**
Substitute Trustee: **SAN JUANA ALVAREZ**
Substitute Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**
Lender: **CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership**
Note: **EIGHTY- THREE THOUSAND FOUR HUNDRED AND
NO/100THS DOLLARS (\$83,400.00)**

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

Deed of Trust

Date: **March 5, 2021**
Grantor: **ANDREA GUTIERREZ, a single person**
Lender: **CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership**

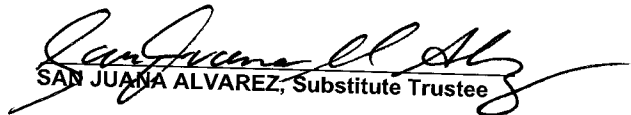
Recording information: **A Special Warranty Deed with Vendor's Lien dated March 5, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership ANDREA GUTIERREZ, a single person recorded under Clerk's Document No. 2021-002565 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith ANDREA GUTIERREZ, a single person to LETICIA YAZMIN RIOS Trustee, recorded under Clerk's Document No. 2021-002566 Official Records, Caldwell County, Texas.**

Property: (including any improvements), **All of Lot 34, 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): **December 3, 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 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.


SAN JUANA ALVAREZ, Substitute Trustee