

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Filed this 5<sup>th</sup> day of Nov 20 24  
9:40 AM

Date: November 5, 2024  
Substitute Trustee: SAN JUANA ALVAREZ  
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: NINETY-SIX THOUSAND AND NO/100THS DOLLARS  
(\$96,000.00)

Deed of Trust

Date: January 27, 2021  
Grantor: BEATRIZ ELENA ROMAN, a single person and JESUS GONZALEZ, a single person  
Lender: CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership

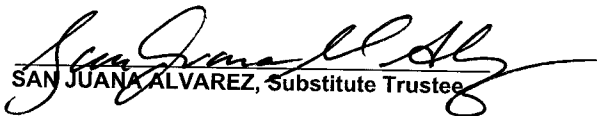
Recording information: A Special Warranty Deed with Vendor's Lien dated January 27, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership BEATRIZ ELENA ROMAN, a single person and JESUS GONZALEZ, a single person, recorded under Clerk's Document No. 2021-001061 Official Records, Caldwell County, Texas, and being further secured by Deed of Trust of even date therewith BEATRIZ ELENA ROMAN, a single person and JESUS GONZALEZ, a single person, to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 2021-001062 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 13, Block C, 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): 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 refiled may be after the date originally scheduled for this sale.

  
SAN JUANA ALVAREZ, Substitute Trustee