

Notice of Trustee's Sale

Date: January 7, 2019  
Trustee: TRACY MANCINELLI  
Trustee's Address: 2211 Hancock Dr.  
Austin, Texas 78756  
Lender: CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership  
Note: SEVENTY-ONE THOUSAND TWO HUNDRED THIRTEEN AND  
NO/100THS DOLLARS (\$71,213.00)

Deed of Trust

Date: April 30, 2018  
Grantor: ERIK JAIMES, a single person  
Lender: CENTEX LAS ESTANCIAS, a Texas limited partnership

Recording information: A Corrected Special Warranty Deed with Vendor's Lien dated April 30, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to ERIK JAIMES, a single person recorded under Clerk's Document No. 2018-002371 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith ERIK JAIMES, a single person to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-002372 Official Records, Caldwell County, Texas.

Property: (Including any improvements), All of Lot 28, Block C, LAS ESTANCIAS SUBDIVISION, Caldwell County, Texas, according to the map recorded under Cabinet C, Slide #96, in the map Records of Caldwell County, Texas.

County: Caldwell

Date of Sale (first Tuesday of month): February 5, 2019

Time of Sale: 10:00 a.m.

Place of Sale: Caldwell County Justice Center, 1703 S. Colorado, Lockhart, Texas 78644 or in the area designated by the commissioner's court, pursuant to section 61.002 of Texas property code.

TRACY MANCINELLI is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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.

Filed this 7<sup>th</sup> day of Jan 2019

1:33

P.M

TERESA RODRIGUEZ

COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Katrina Roena Deputy

  
TRACY MANCINELLI, TRUSTEE