

Notice of Substitute Trustee's Sale

Date: **February 1, 2019**
Substitute Trustee: **ADELA MUNIZ**
Substitute Trustee's Address: **2211 Hancock Dr.
Austin, Travis County, Texas 78756**
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: **June 5, 2018**
Grantor: **ISRAEL BENITEZ, a single person and TERESA VARGAS, a single person**
Lender: **CENTEX LAS ESTANCIAS, a Texas limited partnership**

Recording information: A Corrected Special Warranty Deed with Vendor's Lien dated June 5, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to ISRAEL BENITEZ, a single person and TERESA VARGAS, a single person recorded under Clerk's Document No. 2018-003390 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith ISRAEL BENITEZ, a single person and TERESA VARGAS, a single person to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-003391 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 3, 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): **March 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 51.002 of Texas property code.**

ADELA MUNIZ is Substitute 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 refile may be after the date originally scheduled for this sale.


ADELA MUNIZ, SUBSTITUTE TRUSTEE

Notice of Trustee's Sale

Filed this 7th day of February 2019
10:14 A.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Brittany O'Connor Deputy