

Notice of Substitute Trustee's Sale

Date: **January 30, 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: **EIGHTY-SEVEN THOUSAND SIX HUNDRED FORTY FIVE AND
NO/100THS DOLLARS (\$87,645.00)**

Deed of Trust

Date: **April 23, 2018**
Grantor: **PORFIRIO DIAZ PEREZ and wife, MARIBEL PEREZ**
Lender: **CENTEX LAS ESTANCIAS, a Texas limited partnership**

Recording information: A Corrected Special Warranty Deed with Vendor's Lien dated April 23, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to PORFIRIO DIAZ PEREZ and wife, MARIBEL PEREZ recorded under Clerk's Document No. 2018-002353 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith PORFIRIO DIAZ PEREZ and wife, MARIBEL PEREZ to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-002354 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 36, Block A, 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 refiling may be after the date originally scheduled for this sale.

Adela Muniz
ADELA MUNIZ, SUBSTITUTE TRUSTEE
Filed this 10 day of February 2019
10:44 A M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Bethany Connor Deputy