

Notice of Substitute Trustee's Sale

Date: **October 5, 2021**
Substitute Trustee: **LETICIA RIOS**
Substitute Trustee's Address: **2211 Hancock Dr.
Austin, 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, L.P., a Texas limited partnership**

Recording information: **A 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): **November 2, 2021**
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.**

LETICIA RIOS 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.

Filed this 5th day of Oct. 2021
ID: 06AM

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

Sandra Guerra


LETICIA RIOS, SUBSTITUTE TRUSTEE