

Notice of Trustee's Sale

Date: February 22, 2022
Trustee: LETICIA RIOS
Trustee's Address: 2211 Hancock Dr. Austin, Texas 78756
Lender: CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership
Note: NINETY- THREE THOUSAND FOUR HUNDRED AND NO/100THS (\$93,400.00)

Deed of Trust

Date: March 5, 2021
Grantor: ESMERALDA ISABEL DURAN, 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 March 5, 2021, executed by CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership to v recorded under Clerk's Document No. 2021-002132 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith ESMERALDA ISABEL DURAN, a single person to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 2021-002133 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 11, 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): April 5, 2022
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 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 refileing may be after the date originally scheduled for this sale.

Filed this 2nd day of March 2022
9:17 a.m.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Verónica Salazar Deputy

LETICIA RIOS, TRUSTEE (with signature)