

Notice of Trustee's Sale

Date: February 1, 2022  
Trustee: LETICIA YAZMIN RIOS  
Trustee's Address: 2211 Hancock Dr.  
Austin, Texas 78756  
Lender: CENTEX LAS ESTANCIAS 2, L.P., a Texas limited partnership  
Note: EIGHTY- THREE THOUSAND FOUR HUNDRED AND NO/100THS  
(\$83,400.00)

Deed of Trust

Date: March 5, 2021  
Grantor: ATHZIRI VIOLETA ORTIZ, a married 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 ATHZIRI VIOLETA ORTIZ, a married person recorded under Clerk's Document No. 2021-002144 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith ATHZIRI VIOLETA ORTIZ, a married person to LETICIA YAZMIN RIOS, Trustee, recorded under Clerk's Document No. 2021-002145 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 40, Block E, LAS ESTANCIAS, SECTION 2 SUBDIVISION, City of Uhland, Caldwell County, Texas, according to the map recorded under Document No. 2021-001556, in the Map Records of Caldwell County, Texas.

County: Caldwell

Date of Sale (first Tuesday of month): March 1, 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 YAZMIN 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 31<sup>st</sup> day of January 2022  
4:28 PM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Shelby Kennedy Deputy  
Shelby Kennedy

  
LETICIA YAZMIN RIOS, TRUSTEE