

Notice of Substitute Trustee's Sale

FILED FOR RECORD

Date: September 6, 2023

2023 SEP -6 PM 12:36

Substitute Trustee: ANGELICA ELISSETCHE

Substitute Trustee's Address: 11410 N. FM 493
Donna, Texas 78537

THERESA GARRASCO
ATASCOSA COUNTY CLERK

Lender: CENTEX LAS PALOMAS, L.P., a Texas limited partnership

BY  DEPUTY

Note: FIFTY-EIGHT THOUSAND ONE HUNDRED AND 00- /100
DOLLARS (\$58,100.00).

Deed of Trust

Date: September 21, 2018

Grantor: MARTHA IDALIA FERREIRA, A SINGLE PERSON

Lender: CENTEX LAS PALOMAS, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated September 21, 2018, executed by CENTEX LAS PALOMAS, L.P., a Texas limited partnership to MARTHA IDALIA FERREIRA, A SINGLE PERSON recorded under Clerk's Document No. 190807 Official Records, Atascosa County, Texas and being further secured by Deed of Trust of even date therewith MARTHA IDALIA FERREIRA, A SINGLE PERSON to Ramona Flores, Trustee, recorded under Clerk's Document No. 190807 Official Records, Atascosa County, Texas.

Property: (including any improvements), All of Lot 131, LAS PALOMAS SUBDIVISION, Atascosa County, Texas, according to the plat recorded under Plat Number 347-A NPC, in the Plat Records of Atascosa County, Texas.

County: Atascosa

Date of Sale (first Tuesday of month): October 3, 2023

Time of Sale: 10:00 a.m.

Place of Sale: The West Porch of the Atascosa County Courthouse or as designated by the County Commissioners or as designated by the County Commissioners.

ANGELICA ELISSETCHE 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 refileing may be after the date originally scheduled for this sale.


ANGELICA ELISSETCHE, Substitute Trustee