

Notice of Substitute Trustee's Sale

FILED FOR RECORD

Date: **July 1, 2025**

2025 JUL -1 PM 2:40

Substitute Trustee: **IDSEL VAZQUEZ**

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

THERESA CARRASCO
ATASCOSA COUNTY CLERK

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

BY S. Ochoa DEPUTY

Note: **ONE HUNDRED THREE THOUSAND FOUR HUNDRED AND
NO/100THS (\$103,400.00)**

Deed of Trust

Date: **May 12, 2023**

Grantor: **JOSE LUIS JIMENEZ CENICEROS**

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

Recording information: A Special Warranty Deed with Vendor's Lien dated May 12, 2023 executed by CENTEX LAS PALOMAS, L.P., a Texas limited partnership to JOSE LUIS JIMENEZ CENICEROS recorded under Clerk's Document No. 234326 Official Records, Atascosa County, Texas and being further secured by Deed of Trust of even date therewith JOSE LUIS JIMENEZ CENICEROS to YAZMIN LEAL ALANIS Trustee, recorded under Clerk's Document No. 234327 Official Records, Atascosa County, Texas.

Property: (including any improvements), All of Lot 95, 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**

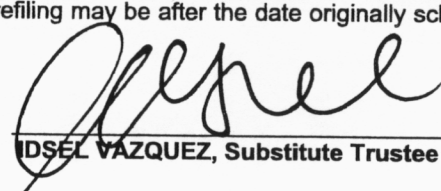
Date of Sale (first Tuesday of month): **August 5, 2025**

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.**

IDSEL VAZQUEZ 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.


IDSEL VAZQUEZ, Substitute Trustee