

Notice of Substitute Trustee's Sale

FILED FOR RECORD

Date: February 4, 2025
Substitute Trustee: IDSEL VAZQUEZ
Substitute Trustee's Address: 11410 N. FM 493
Donna, Texas 78537
Lender: CENTEX LAS PALOMAS, L.P., a Texas limited partnership
Note: FIFTY-FOUR THOUSAND ONE HUNDRED AND NO/100THS
(\$54,100.00)

2025 FEB -4 AM 11:55

THERESA CAMRASSO
ATASCOSA COUNTY CLERK

BY  DEPUTY

Deed of Trust

Date: October 5, 2018
Grantor: Ignacio Daniel Rodriguez, and wife Christina Ashley Countryman
Lender: CENTEX LAS PALOMAS, L.P., a Texas limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated October 5, 2018, executed by CENTEX LAS PALOMAS, L.P., a Texas limited partnership to Ignacio Daniel Rodriguez, and wife Christina Ashley Countryman, recorded under Clerk's Document No. 190958 Official Records, Atascosa County, Texas and being further secured by Deed of Trust of even date therewith Ignacio Daniel Rodriguez, and wife Christina Ashley Countryman to RAMONA FLORES, Trustee, recorded under Clerk's Document No. 190959 Official Records, Atascosa County, Texas. Assumption Special Warranty Deed dated March 6, 2019, recorded under Clerk's Document No. 194430 Official Records, Atascosa County, Texas.

Property: (including any improvements), All of Lot 82, 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

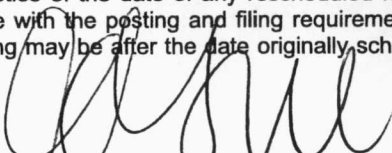
Date of Sale (first Tuesday of month): March 4, 2025

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