

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: **December 6, 2024**  
Substitute Trustee: **IDSEL VAZQUEZ**  
Substitute Trustee's Address: **11410 N. FM 493  
Donna, Texas 78537**  
Lender: **CENTEX LAS FINCAS, L.P., a Texas limited partnership**  
Note: **NINETY- THREE THOUSAND FOUR HUNDRED AND  
NO/100THS DOLLARS (\$93,400.00)**

**Deed of Trust**

Date: **June 4, 2024**  
Grantor: **SANDRA JUAREZ SALINAS AND ADRIAN SALINAS ANDAVERDE**  
Lender: **CENTEX LAS FINCAS, L.P., a Texas limited partnership**

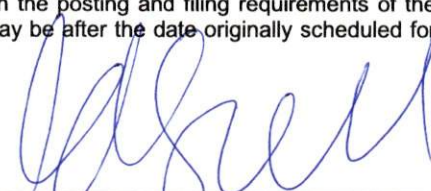
Recording information: **A Special Warranty Deed with Vendor's Lien dated June 4, 2024, executed by CENTEX LAS FINCAS, L.P., a Texas limited partnership SANDRA JUAREZ SALINAS AND ADRIAN SALINAS ANDAVERDE recorded under Clerk's Document No. 2024006843 Official Records, Medina County, Texas, and being further secured by Deed of Trust of even date therewith SANDRA JUAREZ SALINAS AND ADRIAN SALINAS ANDAVERDE, to ORIANA REYES, Trustee, recorded under Clerk's Document No. 2024006844 Official Records, Medina County, Texas.**

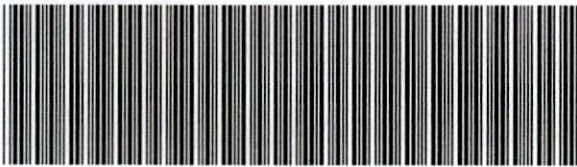
Property: (including any improvements), **All of Lot 73, LAS FINCAS SUBDIVISION, Medina County, Texas, as per Map or Plat thereof recorded in Document No. 2023009101, Official Public Records, Medina County, Texas.**

County: **Medina**  
Date of Sale (first Tuesday of month): **January 7, 2025**  
Time of Sale: **10:00 a.m.**  
Place of Sale: **On the East side of the Medina County Courthouse Annex 1300 Avenue M, Hondo, Tx 78861, near the front entrance designated as the location for all foreclosure sales.**

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

  
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**IDSEL VAZQUEZ, Substitute Trustee**



\*VG-42-2024-24-000154\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number:** 24-000154

Foreclosure Posting

Recorded On: December 10, 2024 02:39 PM

Number of Pages: 2

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**" Examined and Charged as Follows: "**

Total Recording: \$2.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 24-000154  
Receipt Number: 20241210000030  
Recorded Date/Time: December 10, 2024 02:39 PM  
User: Johnny P  
Station: ccscan1.medinacounty.local

**Record and Return To:**

IDSEL VAZQUEZ



**STATE OF TEXAS  
Medina County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas**

Gina Champion  
Medina County Clerk  
Medina County, TX