

Notice of Trustee's Sale

Date: **November 4, 2025**
Trustee: **IDSEL VAZQUEZ**
Trustee's Address: **11410 N. FM 493
Donna, Texas 78537**
Lender: **CENTEX LAS PALOMAS, L.P., a Texas limited partnership**
Note: **ONE HUNDRED TWENTY-FOUR THOUSAND FOUR HUNDRED
AND NO/100THS (\$124,400.00)**
Deed of Trust

NOV - 4 2025

BY S. Carrasco ATASCOSA COUNTY, TEXAS
DEPUTY

Date: **January 23, 2025**
Grantor: **Jeidi D Martinez Santiago & Alexis Arturo Gonzalez Rodriguez**
Lender: **CENTEX LAS PALOMAS, L.P., a Texas limited partnership**

Recording information: A Special Warranty Deed with Vendor's Lien dated January 23, 2025 executed by CENTEX LAS PALOMAS, L.P., a Texas limited partnership to Jeidi D Martinez Santiago & Alexis Arturo Gonzalez Rodriguez recorded under Clerk's Document No. 249112 Official Records, Atascosa County, Texas and being further secured by Deed of Trust of even date therewith Jeidi D Martinez Santiago & Alexis Arturo Gonzalez Rodriguez to IDSEL VAZQUEZ Trustee, recorded under Clerk's Document No. 249113 Official Records, Atascosa County, Texas.

Property: (Including any Improvements), All of Lot 74, 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**

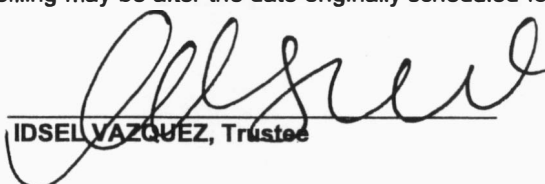
Date of Sale (first Tuesday of month): **December 2, 2025**

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 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.


IDSEL VAZQUEZ, Trustee