

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: **JANUARY 9, 2025**  
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: **ONE HUNDRED SIXTEEN THOUSAND NINE HUNDRED AND**  
**NO/100THS DOLLARS (\$116,900.00)**

### Deed of Trust

Date: **MAY 14, 2024**  
Grantor: **JOSE E OSEGUERA MELENDEZ & DIANA EUGENIA MANCILLAS**  
Lender: **CENTEX LAS FINCAS, L.P., a Texas limited partnership**

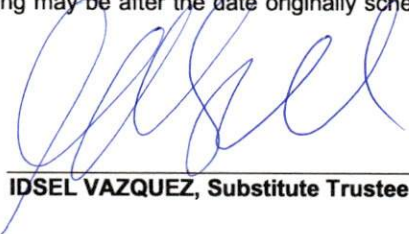
Recording information: **A Special Warranty Deed with Vendor's Lien dated MAY 14, 2024, executed by CENTEX LAS FINCAS, L.P., a Texas limited partnership JOSE E OSEGUERA MELENDEZ & DIANA EUGENIA MANCILLAS, recorded under Clerk's Document No. 2024004408 Official Records, Medina County, Texas, and being further secured by Deed of Trust of even date therewith JOSE E OSEGUERA MELENDEZ & DIANA EUGENIA MANCILLAS, to MATTHEW THOMAS FLORES, Trustee, recorded under Clerk's Document No. 2024004409 Official Records, Medina County, Texas.**

Property: (including any improvements), **All of Lot 14, 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): **FEBRUARY 4, 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 refiled may be after the date originally scheduled for this sale.

  
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**IDSEL VAZQUEZ, Substitute Trustee**



\*VG-42-2025-25-000002\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number:** 25-000002

Foreclosure Posting

Recorded On: January 10, 2025 11:55 AM

Number of Pages: 5

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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: 25-000002  
Receipt Number: 20250110000023  
Recorded Date/Time: January 10, 2025 11:55 AM  
User: Johnny P  
Station: ccscan1.medinacounty.local

**Record and Return To:**

VASQUEZ IDSEL



**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