FILED 2:11 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

NOV - 9 2026

ATASCOSA COUNTY, TEXAS
BY EC DEPUTY

Notice of Trustee's Sale

Date: **November 4, 2026**

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

Deed of Trust

Date: **August 1, 2025**

Grantor: **Joanna C Ruiz Contreras**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated August 1, 2025, executed by CENTEX LAS PALOMAS, L.P., a Texas limited partnership to Joanna C Ruiz Contreras, recorded under Clerk's Document No. 254184 Official Records, Atascosa County, Texas and being further secured by Deed of Trust of even date therewith Joanna C Ruiz Contreras to IDSEL VAZQUEZ, Trustee, recorded under Clerk's Document No. 254185 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): **December 1, 2026**

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

IDSEL VAZQUEZ, Trustee

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THERESA CARRASCO COUNTRY CLERK

NOV - 9 2026

ATASCOSA COUNTY, TEXAS
BY EC DEPUTY

Notice of Trustee's Sale

Date: **November 4, 2026**

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 EIGHTEEN THOUSAND FOUR HUNDRED AND NO/100THS ($118,400.00)**

Deed of Trust

Date: **May 6, 2026**

Grantor: **Enrique Fuentes Marquez**

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

Recording information: **A Special Warranty Deed with Vendor's Lien dated May 6, 2026, executed by CENTEX LAS PALOMAS, L.P., a Texas limited partnership to Enrique Fuentes Marquez, a single person, recorded under Clerk's Document No. 261346 Official Records, Atascosa County, Texas and being further secured by Deed of Trust of even date therewith Enrique Fuentes Marquez, a single person to IDSEL VAZQUEZ, Trustee, recorded under Clerk's Document No. 261347 Official Records, Atascosa County, Texas.**

Property: **(including any improvements), All of Lot 127, 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 1, 2026**

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

IDSEL VAZQUEZ, Trustee