

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF CALDWELL §

DATE: TUESDAY, APRIL 16, 2024
DEED OF TRUST:
DATE: APRIL 2, 2018
GRANTOR: MUNOZ, TOMAS AND DE LA ROSA, JUAN P.
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS
CALDWELL COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

PROPERTY: Lot 51, Block A, Section V, FORISTER RANCH, a subdivision in Caldwell County, Texas, according to the map or plat of record in Volume CAB. C Page SLIDE 65, Plat Records of Caldwell County, Texas, and the Manufactured Home, Serial # , attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: MAY 7, 2024

TIME OF SALE: The earliest time at which the sale will occur is 10 o'clock AM and the sale shall occur no later than three hours thereafter.

PLACE OF SALE OF PROPERTY: JUSTICE CENTER 1703 S. COLORADO LOCKHART, TEXAS 78644

DESIGNATED AREA: Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, APRIL 16, 2024

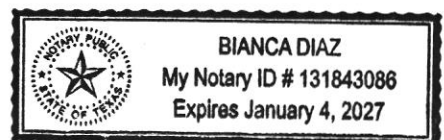
[Signature of Dwight Hamilton]
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 16, 2024, by DWIGHT HAMILTON.

For more information contact: DWIGHT HAMILTON P O Box 17547 Austin, Texas 78760-7547 (512) 389-2027

[Signature of Bianca Diaz]
Notary Public, State of Texas
Notary's Name: BIANCA DIAZ
My Commission Expires 1/4/2027



Filed this 16th day of April 2024 3:48 P.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
[Signature]

Yolanda Hernandez