

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF CALDWELL §

DATE: TUESDAY, APRIL 14, 2026
DEED OF TRUST:
DATE: JULY 25, 2023
GRANTOR: NIETO COMPEAN, ROSENDO AND CRUZ ESTEBAN, VILLELA
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS CALDWELL COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

PROPERTY: Lot 11, Block B, Section PH II, VILLAGE RANCHETTE, a subdivision in Caldwell County, Texas, according to the map or plat of record in Volume Page , Plat Records of Caldwell County, Texas.

DATE OF SALE OF PROPERTY: MAY 5, 2026

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 14, 2026

[Signature of Dwight Hamilton]
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §

COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 14, 2026, 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 14th day of April 2026 9:40 AM
TERESA RODRIGUEZ COUNTY CLERK, CALDWELL COUNTY, TEXAS
[Signature of Yolanda Hernandez] Deputy
Yolanda Hernandez

