

## NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §  
COUNTY OF CALDWELL §

DATE: TUESDAY, JULY 15, 2025  
DEED OF TRUST:  
DATE: AUGUST 12, 2016  
GRANTOR: FRANCO, ADAN HERRERA AND PEREZ, ELIZABET  
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.  
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS  
CALDWELL COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 19, Block C, Section III, FORISTER RANCH, a subdivision in Caldwell County, Texas, according to the map or plat of record in Volume CAB. C Page SLIDE 11, Plat Records of Caldwell County, Texas, and the Manufactured Home, Serial # , attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: AUGUST 5, 2025

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, JULY 15, 2025

  
DWIGHT HAMILTON, Trustee

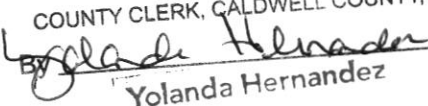
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This instrument was acknowledged before me on the TUESDAY, JULY 15, 2025, by DWIGHT HAMILTON.

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



Notary Public, State of Texas  
Notary's Name: BIANCA DIAZ  
My Commission Expires 1/4/2027

Filed this 15<sup>th</sup> day of July 2025  
1:53 P M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By  Deputy  
Yolanda Hernandez

