

# NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §  
COUNTY OF CALDWELL §

DATE: TUESDAY, FEBRUARY 11, 2025  
DEED OF TRUST:  
DATE: JULY 25, 2023  
GRANTOR: BIDAL, JESUS AND AGUIRRE HUITRON, SIHOMARA CELENE  
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.  
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS  
CALDWELL COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 05, 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: MARCH 4, 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.

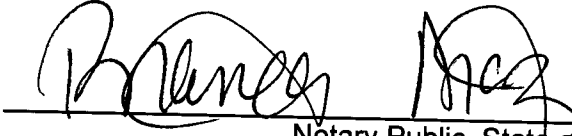
On this the TUESDAY, FEBRUARY 11, 2025

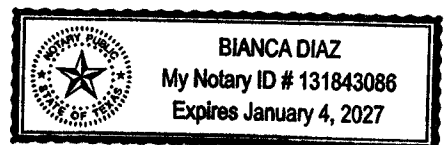
  
DWIGHT HAMILTON, Trustee

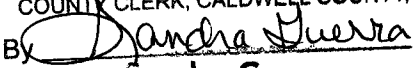
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This instrument was acknowledged before me on the TUESDAY, FEBRUARY 11, 2025, by DWIGHT HAMILTON.

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 11 day of Feb. 2025  
9:56 AM  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By  Deputy  
Sandra Guerra