

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF CALDWELL §

DATE: TUESDAY, FEBRUARY 11, 2025
DEED OF TRUST:
DATE: JULY 19, 2016
GRANTOR: CRUZ, ELDER MALDONADO AND TAVERA, FRANCELIA VENCES
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS
CALDWELL COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

PROPERTY:
Lot 26, Block D, 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: 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

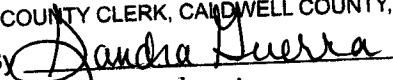
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This instrument was acknowledged before me on the TUESDAY, FEBRUARY 11, 2025, by DWIGHT HAMILTON.

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

