

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: July 25, 2025

Substitute Trustee: KENDALL D. HAMILTON

Substitute Trustee's Street Address: 2303 RR 620 South  
Ste 160 #164  
Austin, TX 78734

Real Estate Lien Note ("Note"): In the original principal amount of \$168,625.00 dated October 31, 2024, executed by JOSUE GIOVANNI SALAZAR RANGEL AND STEPHANIE CERVANTES payable to the order of FM 672 ACRES, LLC, a Texas limited liability company.

Deed of Trust ("Deed of Trust"):

Date: October 31, 2024

Grantor: JOSUE GIOVANNI SALAZAR RANGEL AND STEPHANIE CERVANTES

Beneficiary: FM 672 ACRES, LLC

Recording information: Document No. 2024-008744, Official Public Records of Caldwell County, Texas

Property: LOT 3, BLOCK A, FM 672 ACRES SUBDIVISION, a subdivision in Caldwell County, Texas, according to the map or plat thereof, recorded in Cabinet E, Slide 10, Plat Records, ratified in Document No. 2024-006249, Official Public Records, Caldwell County, Texas.

County: Caldwell County, Texas

Date of Sale (first Tuesday of month): September 2, 2025

Time of Sale: 1:00 p.m.

Filed this 25 day of July 2025  
9:40 A.M.

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy

Sandra Guerra

Place of Sale: The Main Entrance of the New Caldwell County Justice Center, located at 1703 S. Colorado St, Lockhart, Texas 78644 or in the area designated by the Caldwell County Commissioners Court pursuant to Section 51.002 of the Texas Property Code

Beneficiary has appointed Kendall D. Hamilton as Substitute Trustee under the Deed of Trust. Substitute Trustee is also, Beneficiary's attorney and signs below in the capacity of both attorney and Substitute Trustee. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk. The Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale which shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Law Office of Ken Hamilton, 2303 RR 620 South, Ste 160 #164, Austin, TX 78734.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



KENDALL D. HAMILTON  
Substitute Trustee & Attorney  
for FM 672 Acres, LLC

RETURN TO:

Law Office of Ken Hamilton  
2303 RR 620 South  
Ste 160 #164  
Austin, TX 78734

fm672acres\trustee-sale.notice