

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS §  
COUNTY OF CALDWELL §

DATE: TUESDAY, FEBRUARY 13, 2024  
DEED OF TRUST:  
DATE: JULY 8, 2016  
GRANTOR: JAIME-RANGEL, JOSE ISIDRO AND MONREAL-GUTIERREZ,  
FATIMA M.  
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.  
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS  
CALDWELL COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 14, 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 5, 2024

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 13, 2024

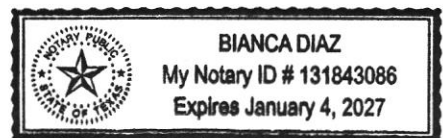
*Dwight Hamilton*  
DWIGHT HAMILTON, Trustee

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This instrument was acknowledged before me on the TUESDAY, FEBRUARY 13, 2024, by DWIGHT HAMILTON.

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

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



Filed this 13<sup>th</sup> day of Feb 2024  
3:05 P M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Reyna Mijares Deputy  
**Reyna Mijares**

