

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF CALDWELL §

DATE: TUESDAY, MARCH 12, 2024
DEED OF TRUST:
DATE: AUGUST 18, 2017
GRANTOR: ZUNIGA-ORETEGA, GABRIELA AND ORTEGA VILLANUEVA,
AUGUSTIN
BENEFICIARY: AUS-TEX PARTS & SERVICES, LTD.
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS
CALDWELL COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

PROPERTY:
Lot 04, Block H, Section IV, FORISTER RANCH, a subdivision in Caldwell County, Texas, according to the map or plat of record in Volume CAB.C Page SLIDE 55, Plat Records of Caldwell County, Texas, and the Manufactured Home, Serial #, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: APRIL 2, 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, MARCH 12, 2024

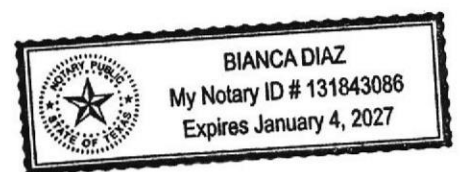

DWIGHT HAMILTON, Trustee

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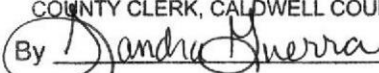
This instrument was acknowledged before me on the TUESDAY, MARCH 12, 2024, by DWIGHT HAMILTON.

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 12 day of March 2024
1:15 PM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By  Deputy

Sandra Guerra