

TRUSTEE'S DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF CALDWELL

WHEREAS, by a certain Deeds of Trust dated June 23, 2016, recorded in Volume , Page , Deed of Trust Records of Caldwell County, Texas, OLVERA, DIANA RIOS AND GONZALEZ-SESMAS, JOSE ANTONIO as grantor(s), conveyed to Dwight Hamilton, as Trustee, certain property hereinafter described, for the purpose of securing and enforcing payment of a certain note described in said Deed of Trust, of even date therewith and in the original principal sum of \$100,746.00 US, and

WHEREAS, Aus-Tex Parts & Service, Ltd., the holder of said note and Deed of Trust, requested the undersigned, as Trustee to enforce the trust, the said OLVERA, DIANA RIOS AND GONZALEZ-SESMAS, JOSE ANTONIO having made default in the payment of said note when due and there being due thereon the principal sum of \$100,746.00 US plus interest and attorney's fees, as provided in said note; and

WHEREAS, I, as Trustee, did on the TUESDAY, SEPTEMBER 6, 2022, after having posted written notice of the time, place, and terms of public sale of the hereinafter described property, which written notice was posted at three public places in Caldwell County, Texas, the county in which said real estate is situated, one of which notices was posted at the courthouse door of said county, and which said notices were posted for three consecutive weeks prior to the day of sale, sell the hereinafter described property at public venue, at the courthouse door of Caldwell County, Texas, to Aus-Tex Parts & Service, Ltd., P.O. Box 17547 Austin, TX. 78760 (10700 Hwy 183 S. Mustang Ridge, TX. 78610), it being the highest bidder, for the sum of \$56,283.67 US; and

WHEREAS, from the affidavit hereto attached and made part hereof, it appears that the beneficiary (holder of the indebtedness above described) served notice of such Trustee's Sale by certified mail at least twenty-one (21) days preceding the date of sale on each debtor obligated to pay such indebtedness according to the records of the beneficiary and as required by law; and

WHEREAS, all prerequisites required by law and/or by said Deed of Trust have been duly satisfied by the beneficiary therein and by said Trustee;

NOW, THEREFORE, in consideration of the promises and of payment to me of the sum of \$56,283.67 US by the said Aus-Tex Parts & Service, Ltd., I, as Trustee, by virtue of the authority conferred upon me in writing by the said beneficiary of said Deed of Trust, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Aus-Tex Parts & Service, Ltd., its heirs and assigns, all of the following described property situated in Caldwell County, Texas:

Lot 23, Block E, 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.

TO HAVE AND HOLD the above described premises and property, together with the rights, privileges and appurtenances thereto belonging unto the said Aus-Tex Parts & Service, Ltd., its heirs and assigns, forever; and I, as said Trustee, do hereby bind the said Aus-Tex Parts & Services, Ltd.. its heirs, executors and administrators, to warrant and forever defend the said premises against any claim or claims of all persons claiming or to claim the same or any part thereof.

NOTICE OF COFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXECUTED this TUESDAY, SEPTEMBER 6, 2022

Dwight Hamilton
DWIGHT HAMILTON, Trustee

STATE OF TEXAS

COUNTY OF CALDWELL

This instrument was acknowledged before me on the TUESDAY, SEPTEMBER 6, 2022 by DWIGHT HAMILTON.

PLEASE RETURN TO:

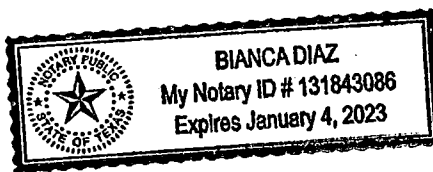
Aus-Tex Parts & Services, Ltd.
P O Box 17547
Austin, Texas 78760-7547

Bianca Diaz
Notary Public, State of Texas
Notary's Name: BIANCA DIAZ
My Commission Expires 1/4/2023

Filed this 6th day of September 20 22
9:30 AM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Deputy



AFFIDAVIT AFFECTING REAL PROPERTY
(To Be Attached to Trustee's Deed)

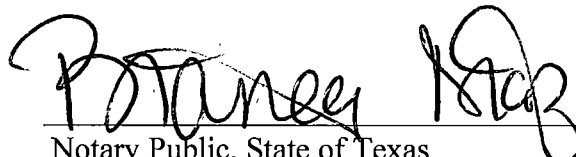
BEFORE ME, the undersigned authority, on this day personally appeared the undersigned Trustee, known to me to be a credible person, who upon oath, deposes and says:

That the undersigned is a Trustee currently serving under Deed of Trust dated June 23, 2016, recorded under Volume , Page , Official Public Records of Caldwell County, Texas, securing payment of Real Estate Lien Note of even date therewith signed by **OLVERA, DIANA RIOS AND GONZALEZ-SESMAS, JOSE ANTONIO** ("Maker", whether one or more); that the undersigned Trustee did on the date hereof conduct a foreclosure sale of the property covered by such Deed of Trust in conformance with the recitals contained in the Trustee's Deed to which this Affidavit is attached; that the Owner of the Real Estate Lien Note served written notice upon each Debtor obligated to pay the indebtedness evidenced by such Note, thereon stating that the Debtor was in default under the Deed of Trust and therein giving each Debtor more than 20 days to cure the default before the entire debt was due and before giving notice or sale, which notice was served by certified mail, postage prepaid, deposited in the United States mail, addressed to each Debtor at the last known address of each Debtor as shown by the records of the Owner of the Note; that the undersigned Trustee did, at least twenty-one (21) days before the date on which such foreclosure sale was scheduled, cause a copy of the written Notice of Trustee's Sale ("Notice") described in the Deed, to be served upon each debtor obligated to pay the indebtedness evidenced by such Note according to the records of the Owner of the Note, by depositing a true copy of such Notice in the United States Mail, enclosed in a prepaid wrapper, by certified mail, return receipt requested, properly addressed to each debtor at the most recent address of such debtor as shown by the records of the Owner of the Note: that to the best of such Trustee's knowledge and belief, each Maker was living on the date and no Maker was a member of the Armed Services of the United States of America on this date, or for a period of ninety (90) days prior to this date; and that a copy of such Notice of Trustee's Sale was recorded in the office of the County Clerk of the county to which such property is situated not less than twenty-one (21) days preceding that date on which such foreclosure sale was conducted as required by Section 51.002 of the Texas Property Code, as amended.



DWIGHT HAMILTON, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME by the said Dwight Hamilton, Trustee, this TUESDAY, SEPTEMBER 6, 2022.



Notary Public, State of Texas
Notary's Name: BIANCA DIAZ
My Commission Expires 1/4/2023

