

NOTICE OF TRUSTEE'S SALE

Date: April 24, 2025

Trustee: WILLIAM T. FOWLER

Mortgagee: MICHAEL B. STOECKER

Note: Promissory Note (the "Note") dated March 19, 2024, in the original principal sum of \$30,000.00, executed by Duane Michael Ham, and payable to the order of Michael Stoecker, as therein provided.

Deed of Trust

Date: April 15, 2024

Grantor: Duane Michael Ham

Mortgagee: Michael Stoecker

Recording Information: In the Official Public Records of Trinity County, Texas in Volume 1141, Page 115, Document No. 202203.

Property: The vacant, undivided Trinity County lot recorded in the Official Public Records Trinity County Texas in Volume 993, Page 171 (the "Lot") and legally described as Lot 2, Block 2 in Trinity Plantation, a subdivision in Trinity County, Texas, according to the map or plat thereof recorded in Volume 2, Page 95 (platted as Knollwood Heights) and subsequently recorded in Cabinet A, Slide 252 in the Plat Records of Trinity County, Texas.

County: Trinity

Trustee's Name: William T. Fowler or Nicole Wilson

Trustee's Address: 505 West Davis
Conroe, Texas 77301

Date of Sale (first Tuesday of month): June 3, 2025

Time of Sale: 10:00 a.m.

Place of Sale: At the area designated by the Commissioners Court of Trinity County, Texas for foreclosure sales. Specifically, the sale will be held on the steps of the Trinity County Courthouse located on West First Street, Groveton, Texas 75845.

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS."

There will be no warranty relating to title, possession, quiet enjoyment, or the like for the personal property in this disposition.

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 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.”

If the Grantor is in the military, please contact the sender of this notice immediately. The sender’s name, address, telephone number and fax number are as follows:

**William T. Fowler
Attorney at Law
505 W. Davis
Conroe, Texas 77301
Telephone: (936) 539-3372**



William T. Fowler, Trustee

at 10:58 **FILED** A o'clock M

APR 24 2025


SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
By Deputy