

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

“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.”

Notice of Substitute Trustee's Sale

Date: July 15, 2024

Substitute Trustee: Stephen Reed

Substitute Trustee's Address: P.O. Box 349/217 W. State Street, Groesbeck, Texas 76642

Mortgagee: E. B. Gillen Family Living Trust

Note: January 21, 2020, executed by Miguel Angel Sosa and Frances Elaine Cravey and payable to E.B. Gillen Family Living Trust

Deed of Trust

Date: January 21, 2020

Grantor: Miguel Angel Sosa and Frances Elaine Cravey

Mortgagee: E.B. Gillen Family Living Trust

Recording information: Instrument Number 2020-00437966 of the real property records of Leon County, Texas

Property:

1.00 ACRE of land, more or less, in the MARIA DE LA CONCEPCION MARQUEZ SURVEY, A-12, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "A"

County: Leon County

Date of Sale (first Tuesday of month): August 6, 2024

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: At the South door of the District Court Building of the Leon County Courthouse in Centerville, Texas, being 130 St. Mary's Street, Centerville, Texas, 75833.

Stephen Reed is Substitute Trustee under the Deed of Trust. Mortgagee 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."

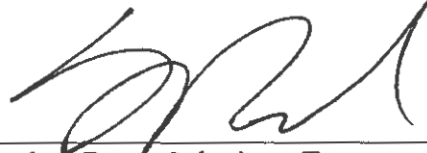
FILED

JUL 15 2024

850AM

CHRISTIE WAKEFIELD
CLERK COUNTY COURT
BY *[Signature]*
LEON COUNTY, TEXAS

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.

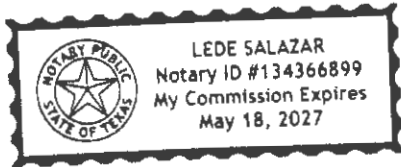


Stephen Reed, Substitute Trustee

THE STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 15th day of July, 2024, by Stephen Reed, in the capacity therein stated.



Notary Public in and for the State of Texas

Prepared by:
Reed & Reed, L.L.P. Attorneys at Law
217 W. State Street/P.O. Box 349 Groesbeck, Texas 76642