



**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 TRUSTEE'S SALE**

Date: FEBRUARY 5, 2026

Trustee: STEPHEN M. GANO

Lender: GULF ALLIED MORTGAGE, INC., a Texas Corporation.

Deed of Trust

Date: DECEMBER 15, 2021

Grantor: JEROD BRANT FLIPPEN and MIRTHA CASTILLO FLIPPEN

Lender: GULF ALLIED MORTGAGE, INC., a Texas Corporation

Recording information: Deed of Trust recorded in **Instrument Number 202213617** being **Volume 601**, Page **577**, Official Records of Hamilton County, Texas

Property:

Tract I:

Being the surface rights only in and to a 10.01 acre tract known as Lot 97 of the Rio Escondido Phase 6 Subdivision, located in Hamilton County, Texas, being out of the D. Andrews Survey, Abstract No. 2, Hamilton County, Texas; and further being out of a called 1483.78 acre tract as shown on document from 9812 Holdings, LLC, to LSPL Event II, LLC, recorded in Document No. 20210542 of the Real Property Records of Hamilton County, Texas; said 10.01 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

Tract II:

Being non-exclusive road access and utility easements as set out in Non-Exclusive Road Access and Utility Easement Agreement dated April 20, 2021, recorded in Document No. 20210913, Real Property Records of Hamilton County, Texas and recorded in Clerk's File No. 3307190, Official Public Records of Coryell County, Texas.

County: **HAMILTON**

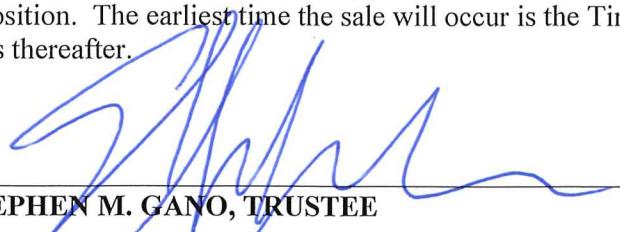
Date of Sale (first Tuesday of month): **MARCH 3, 2026**

Time of Sale: **10:00 a.m. but no later than 4:00 p.m.**

Place of Sale: **At the area in front of the main entrance to the Judicial Section of the Hamilton County Courthouse, located in the 102 N Rice St, Hamilton, TX 76531.**

**STEPHEN M. GANO** is Trustee under the Deed of Trust. Lender has instructed 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". 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.

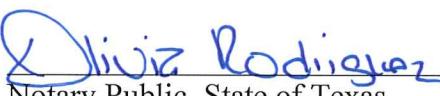


STEPHEN M. GANO, TRUSTEE

ACKNOWLEDGMENT

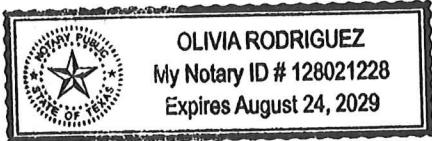
THE STATE OF TEXAS      §  
                                  §  
COUNTY OF CAMERON      §

This instrument was acknowledged before me on February 5, 2026, by  
STEPHEN M. GANO, Trustee.



Olivia Rodriguez

Notary Public, State of Texas



# FILED and RECORDED

Instrument Number: 20260198 B: RP V: 668 P: 444

Filing and Recording Date: 02/05/2026 09:46:02 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink that reads "Rachel L. Geeslin".

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Rachel Lamb Geeslin, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.