

FILED July 14 2024
AT 9:32 o'clock A M
JERRI McCUTCHEN
County Clerk, Sterling County, Texas
By Ignia Rodriguez, Deputy

**NOTICE OF STEVE MONREAL'S
TRUSTEE'S SALE**

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.

Date: July 12, 2024

Deeds of Trust:

Date: March 31, 2022
Grantor: David M. Gaston and Paula Kay Gaston, husband and wife
Beneficiary: Steve Monreal
Trustee: Paul D. Stipanovic
Recorded in: Deed of Trust dated March 31, 2022, recorded in Instrument No. 24824, Volume 120, Page 213, Official Public Records of Sterling County, Texas; and in Instrument No. 220541, Official Public Records of Mitchell County, Texas

Property: Property 1: Lot 1, Block 44, Sterling Addition, an addition to Sterling City, according to the map or plat of record in Volume 11, Page 365, Deed Records, Sterling County, Texas.

Property2: Lot 63 of Section 1A and 1B and Replats of Lots 1 and 2 of Section 1 of the F.L. Terry Waterfront Subdivision, located in Section 45, Block 27, T&P Ry. Co. Survey, according to the map or plat thereof in Slide 106, Plat Records of Mitchell County, Texas.

Trustee: Paul D. Stipanovic
2 S. Koenigheim, San Angelo, Tom Green County, Texas 76903


Date and Time of Sale of Property: August 6, 2024 at 1:00 p.m. or within three hours after 1:00 p.m.

Place of Sale of Property: At the location designated by the Mitchell County Commissioners Court, at the entrance steps of the Mitchell County Courthouse, 349 Oak Street, Colorado City, Texas

Notice: Because of default in performance of the obligations of the Note and Deed of Trust, Steve Monreal's Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

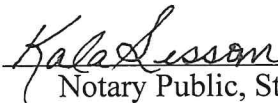
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien created in favor of the Beneficiary under the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, which will be announced prior to any bidding at the Foreclosure Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

By: 
Paul D. Stipanovic, Substitute Trustee

STATE OF TEXAS '
COUNTY OF TOM GREEN '

This instrument was acknowledged before me by PAUL D. STIPANOVIC, on the 12th day of July, 2024.


Notary Public, State of Texas

