

FILED July 16 2024
AT 9:32 o'clock A M
JERRI McCUTCHEN
County Clerk, Sterling County, Texas
By [Signature], 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 2:00 p.m. or within three hours after 2:00 p.m.

Place of Sale of Property: At the location designated by the Sterling County Commissioners Court, at the North Door, Sterling County Courthouse, 609 4th Avenue, Sterling 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.