



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

### Notice of Trustee's Sale

Date: August 15, 2023

Substitute Trustee: Nancy Anglin Yates

Substitute Trustee's Address: P.O. Box 511, Hamilton, Texas 76531

Mortgagee: Cynthia Hunt

Note:

Deed of Trust

Date: November 16, 2020

Grantor: Santos DeLaGarza and Norma DeLaGarza

Mortgagee: Cynthia Hunt

Recording information:

Property: Being 0.27 acres of land, more or less, out of the Mary Wood Survey, A-888, in Hamilton County, Texas and being more particularly described by metes and bounds on Exhibit A attached hereto and made a part of hereof for all purposes.

Being the same tract or parcel of land described in Deed recorded in Volume 336, Page 337, Real Property Records, Hamilton County, Texas.

County: Hamilton County, Texas

Date of Sale (first Tuesday of month): October 3, 2023

Time of Sale: 10:00 a.m.

Place of Sale: Hamilton County Courthouse, 102 N. Rice St., Hamilton, Texas 76531

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

Notice of Trustee's Sale – Page 1  
Hunt, Cynthia

FILED FOR RECORD

at \_\_\_\_\_ o'clock \_\_\_\_\_ M

AUG 15 2023

*Rachel Lamb Geeslin*  
County Clerk, Hamilton Co., Texas

**POSTED**

11:36 AM  
AM

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.

Mortgagee has appointed Nancy Anglin Yates as Trustee under the Deed of Trust. 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 sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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NANCY ANGLIN YATES

# FILED and RECORDED

Instrument Number: 20231395 B: RP V: 630 P: 490

Filing and Recording Date: 08/15/2023 11:36:33 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.



*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.