



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF HAMILTON

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DEED OF TRUST:

Date: December 23, 2022
Grantor: Veronica Maria Gorgueiro and Daniel Ryan Gorgueiro
Original Beneficiary: SouthTrust Bank, N.A.
Trustee: Denise M. Garza
Recording Info: Clerk's File No. 20222776 of the Real Property Records of Hamilton County, Texas

CURRENT BENEFICIARY: SouthTrust Bank, N.A.

SUBSTITUTE TRUSTEE: Richard Hester and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, December 3, 2024
TIME OF SALE: No earlier than 12:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Hamilton County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Hamilton County Courthouse, or, if there is no such entrance, then at the west wall of the Hamilton County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: November 12, 2024

Richard Hester and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

FILED FOR RECORD ^{Substitute Trustee}

at 1:45 o'clock P M

NOV 12 2024

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

Rachel Lamb Geeslin
County Clerk, Hamilton Co., Texas

POSTED

11/12/2024
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Exhibit "A"

Parcel A: Lot 27, The Ranches at Comanche Point, a subdivision out of and part of the W. Isbell Survey, A-440, the J. Waldron Survey, A-857, the H. R. McDonald Survey, A-615 and the W. Caruthers Survey, A-148, Hamilton County, Texas, as shown on plat recorded in Volume 3, Page 75, Plat Records of Hamilton County, Texas.

Parcel B: Non-exclusive Road Easement for purpose of ingress, egress and utility over and across that certain sixty foot (60') wide tract or parcel known as PR 1271 and PR 1272 and is depicted on plat of The Ranches at Comanche Point, Hamilton County, Texas, recorded in Volume 3, Page 75, Plat Records of Hamilton County, Texas.