

Notice of Trustee's Sale

Date: May 12, 2022
Trustee: J. D. BLASSINGAME
Trustee's Address: P. O. Box 1220
Groveton, Trinity County, Texas 75845
Mortgagee: STEPHEN TODD GARRISON, Individually and as Independent Executor of the Estate of Ted R. Garrison, Deceased and Trustee of the Last Will and Testament of Ted R. Garrison

Note:

Date: August 16, 2016
Amount: THIRTY-SIX THOUSAND AND NO/100 DOLLARS (\$36,000.00)
Maker: JAMES GATES
Payee: STEPHEN TODD GARRISON, Individually and as Independent Executor of the Estate of Ted R. Garrison, Deceased and Trustee of the Last Will and Testament of Ted R. Garrison

Deed of Trust:

Date: August 16, 2016
Grantor: JAMES GATES
Mortgagee: STEPHEN TODD GARRISON, Individually and as Independent Executor of the Estate of Ted R. Garrison, Deceased and Trustee of the Last Will and Testament of Ted R. Garrison

Recording information: Volume 0972, Page 0467
Official Records, Trinity County, Texas

Property:

Reserve "A" of Colony Park Estates Subdivision in Trinity County, Texas, according to the map or plat of record in Cabinet A, Slide 339 in the Plat Records of Trinity County, Texas.

County: Trinity County, Texas

Date of Sale (first Tuesday of month): June 07, 2022

Time of Sale: 1:00 P.M.

Place of Sale: The front of the center steps of the South portico of the courthouse, located on the courthouse square, 162 W. First Street, Groveton, Texas

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.

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."

The sale will begin at the Time of Sale or not later than three hours thereafter.

FILED
at 11:17 o'clock a M

MAY 12 2022
SHASTA BERGMAN
COUNTY CLERK TRINITY CO TEXAS



J. D. BLASSINGAME, Substitute Trustee