

FILED FOR RECORD  
2024 APR 15 PM 5:06  
CHRISTINA USABAND  
COUNTY CLERK  
COUNTY OF TOM GREEN TEXAS

**NOTICE OF  
SUBSTITUTE 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:** April 15, 2024

**Deed of Trust:**

**Date:** November 23, 2021  
**Grantor:** Heather Alvarado, a married woman  
**Grantor's County:** Tom Green County  
**Beneficiary:** Michael Ganey  
**Substitute Trustee:** Greg Gossett  
**Recorded in:** Instrument No. 202120928, Official Public Records of Tom Green County, Texas.  
**Property:** Lot 9, Block 6, MINEOLA ADDITION, City of San Angelo, Tom Green County, Texas, per the map or plat recorded in the Office of the County Clerk of Tom Green County, Texas; locally known as 733 W. 17th Street, San Angelo, Texas.

**Substitute Trustee:** Greg Gossett

**Substitute Trustee's Mailing Address (Including County):** 2 S. Koenigheim St., San Angelo, Tom Green County, Texas 76903

**Date and Time of Sale of Property:** May 7, 2024 at 10:00 a.m. or within three hours after 10:00 a.m.

**Place of Sale of Property:**

At the location designated by the Tom Green County Commissioners Court, at the foyer of the Edd B. Keyes Building at 113 West Beauregard, San Angelo, Tom Green County, Texas, and in the event that the Keyes Building is closed, the foreclosure sale will be held at the South entrance of said Keyes Building.

**Notice:** Because of default in performance of the obligations of the Deed of Trust, Michael Ganey's Substitute 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.

By: Greg Gossett  
Greg Gossett, Substitute Trustee  
2 S. Koenigheim St.  
San Angelo, Texas 76903

STATE OF TEXAS           §  
COUNTY OF TOM GREEN   §

This instrument was acknowledged before me by **GREG GOSSETT**, as substitute trustee under the Deed of Trust referred to above, this 15<sup>th</sup> day of April, 2024.

Tracey Clanton  
Notary Public – State of Texas

