

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 10, 2025

Trustee: Craig W. Saunders

Trustee's address: 1322 Space Park Drive, Suite C201-B, Houston, Texas 77058

Beneficiary under Deed of Trust: Prince Gammage

Beneficiary under Deed of Trust's address: 2434 Flickering Leaf Lane, Fresno, Texas 77545

Deed of Trust:

Date: January 4, 2022

Grantor: Freedom Hawk, LLC

Mortgagee: Prince Gammage

Recording Information: Instrument Number 2022-00175, filed in the Real Property Records of Calhoun County, Texas

Property: Lot Three (3) of the Parker Revised Subdivision, City of Port Lavaca, Calhoun County, Texas, according to the plat recorded in Volume Z, Page 136, Plat Records of Calhoun County, Texas

Note:

Date: January 4, 2022

Original Principal Amount: \$63,100.00

Borrower: Freedom Hawk, LLC

Lender: Prince Gammage

Recording Information: Instrument Number 2022-00175, filed in the Real Property Records of Calhoun County, Texas

Property (including any improvements):

Property: Lot Three (3) of the Parker Revised Subdivision, City of Port Lavaca, Calhoun County, Texas, according to the plat recorded in Volume Z, Page 136, Plat Records of Calhoun County, Texas

Other Debt: None

AT 11:48 FILED a O'CLOCK M

FEB 10 2025

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
DEPUTY: *Kadue Smith*

County: Calhoun County, Texas

Date of Sale: Tuesday, March 4, 2025

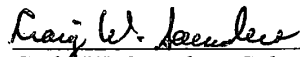
Time of Sale: 10:00 AM

Place of Sale: 211 S. Ann Street, Port La Vaca, Texas 77979

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU WILL OUR 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.

Craig W. Saunders is Substitute Trustee under the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the property for sale toward satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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 would begin at the time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Craig W. Saunders, Substitute Trustee