

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.

NOTICE OF SUBSTITUE TRUSTEE'S SALE

Date: MAY 23, 2023

Trustee: STEPHEN M. GANO

Lender: GULF ALLIED MORTGAGE, INC., a Texas Corporation.

Deed of Trust

Date: JULY 1, 2022

Grantor: INNOCENT GWANEZA and CECILE HITIMANA

Lender: GULF ALLIED MORTGAGE, INC., a Texas Corporation

Recording information: Deed of Trust recorded in Volume 499 Page 272, Official Records of Comanche County, Texas.

Property: Lot 46 of the Twisted Creek Ranch Subdivision, said lot being more fully described on the map and plat recorded under Volume B, Pages 90-94 of the Plat Records of Comanche County, Texas.

County: **COMANCHE**

Substitute Trustee: **JOHN TROY DRENNAN**

Substitute Trustee's Address: P.O. BOX 3817
BROWNSVILLE, TX 78523-3817

Date of Sale (first Tuesday of month): **JULY 5, 2023**

Time of Sale: **10:00 a.m. but no later than 4:00 p.m.**

Place of Sale: **At the area in front of the main entrance to the Judicial Section of the Comanche County Courthouse, located in the 101 W. Central Comanche, TX 76442**

STEPHEN M. GANO was formerly Trustee under the Deed of Trust. **JOHN TROY DRENNAN** has been appointed Substitute Trustee under the Appointment of Substitute Trustee. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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". There will be no warranty relating to Title, Possession, Quiet Enjoyment, or the like for the personal property in this disposition. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

John Troy Drennan

JOHN TROY DRENNAN, SUBSTITUTE TRUSTEE

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF Johnson §

This instrument was acknowledged before me on May 23rd, 2023, by JOHN TROY DRENNAN, Substitute Trustee.

Rachel Diane Shields

Notary Public, State of Texas



FILED
AT 1:30 O'CLOCK P M

MAY 23 2023

Ruby Lealey
Clerk, County Court Comanche Co., Texas