## NOTICE OF THE FIRST NATIONAL BANK OF SONORA, TEXAS dba SONORA BANK'S SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If vou 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 actives duty military service to the sender of this notice immediately.

July 5, 2022 Date:

**Deed of Trust:** 

Deed of Trust:	
Date:	May 19, 2011
Grantor:	Koby Joe Harding, Sr. and wife, Becky V. Harding
<b>Beneficiary:</b>	The First National Bank of Sonora, Texas dba Sonora Bank, fka San Angelo
	Banking Center-First National Bank of Sonora
Trustee:	Albert C. Elliott
<b>Recorded in:</b>	Instrument No. 703319 of the Official Public Records of Tom Green County,
	Texas
<b>Property:</b>	LEASEHOLD ESTATE ONLY IN AND TO Lot 20, Block 2, Section 1,
	Group Shady Point, LAKE NASWORTHY ADDITION, City of San Angelo,
	Tom Green County, Texas, according to map or plat recorded in Cabinet E,
	Slide 196, Plat Records, Tom Green County, Texas, together with any and all
	improvements, appurtenances, buildings, docks, tanks and other structures
	existing on the heretofore described property. Included in "Property" are all
	buildings, improvements, appurtenances now or hereafter erected on the
	Property and all fixtures now in or hereafter placed therein.
Substitute Trustee:	Paul D. Stipanovic, Greg Gossett or Wes Giesecke
Substitute Trustee's Mailing Address (Including County):	
	2 S. Koenigheim
	San Angelo, Tom Green County, Texas 76903
Date and Time of Sale of Property: August 2, 2022 at 10:00 a.m. or within three hours	
Date and Time of Sa	August 2, 2022 at 10:00 a.m. or within three hours after 10:00 a.m.
Place of Sale of Prop	<b>Derty:</b> At the location designated by the Tom Green County Commissioners
	the formation designated by the form of the boundy commissioners

Place Court, in the foyer of the Edd B. Keyes Building at 113 West Beauregard, San Angelo, Tom Green County, Texas.

Because of default in performance of the obligations of the Deed of Trust, The First Notice: National Bank of Sonora, Texas dba Sonora Bank's Substitute Trustee will sell the property by

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public auction to the highest bidder for cash at the place, time and date specified to satisfy the debt secured by the Deed of Trust.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien created in favor of the Beneficiary under the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

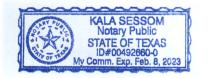
The Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, which will be announced prior to any bidding at the Foreclosure Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

By:

Paul D. Stipanovic, Substitute Trustee

STATE OF TEXAS COUNTY OF TOM GREEN

This instrument was acknowledged before me by PAUL D. STIPANOVIC, on the  $5^{-7}$  day of July, 2022.



Notary Public, State of Texas