

**NOTICE OF FORECLOSURE SALE**

FILED FOR RECORD

2023 OCT 27 PM 12: 11

Notice is hereby given of a public nonjudicial foreclosure sale.

CHRISTINA UBANDO

COUNTY CLERK

COUNTY OF TOM GREEN, TEXAS

**1. Property to be Sold.** The property to be sold is described as follows:

Being 0.5464 acre of land out of Blocks 10 and 11, of the MARTHA MATHER ADDITION NO. 1 to the City of San Angelo, Tom Green County, Texas, and being comprised of all of that certain tract out of said Blocks 10 and 11 as conveyed from Personality Construction Corp. To Viola J. Roberts by Warranty Deed dated December 3, 1966, and recorded in Volume 495 at Page 495 of the Deed Records of said Tom Green County, Texas, and 0.1228 acre out of the North part of that certain tract out of said Block 10 and 11, as conveyed from Personality Construction Corp. To W. B. Roberts by Warranty Deed dated December 3, 1966, and recorded in Volume 495 at Page 493 of the said Deed Records; and said property being more commonly known as 3026 N. Chadbourne, San Angelo, Texas 76903.

**2. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

**Date:** December 5, 2023

**Time:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

**Place:** The Edd B. and Frances Frink Keyes Building, 113 W. Beauregard, San Angelo, Texas, at the following location: inside the main foyer of said Edd B. and Frances Frink Keyes Building.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

**3. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.



**4. Type of Sale.** The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by FRANCIS MEJIA and KATY PEREYRA. The deed of trust is dated March 8, 2021 but effective March 1, 2021, and is recorded in the office of the County Clerk of Tom Green County, Texas, under Instrument Number 202103776, Official Public Records of Tom Green County, Texas.

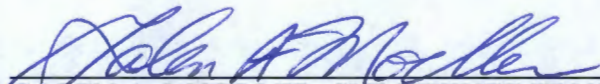
**5. Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$135,000.00, executed by FRANCIS MEJIA and KATY PEREYRA, and payable to the order of GABRIEL GUERRA; (2) all renewals and extensions of the note; and (3) any and all present and future indebtednesses of FRANCIS MEJIA and KATY PEREYRO to GABRIEL GUERRA. GABRIEL GUERRA is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of December 1, 2023, there was owed \$117,235.39 on the note, being principal and interest in the following amounts: \$113,249.52 in principal and \$3,985.87 of interest. The note is bearing interest at the rate of \$25.69 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, GABRIEL GUERRA, of 5725 Oriole Drive, San Angelo, Tom Green County, Texas, telephone (325) 212-1737.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated Oct. 25, 2023.



GALEN A. MOELLER, SUBSTITUTE TRUSTEE  
331 West Avenue B  
San Angelo, Texas 76903  
(325) 655-4187  
Bar #14246500