

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.

FILED FOR RECORD
NOV 13 2023 PM 2:03
KRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

NOTICE OF FORECLOSURE SALE

Date: November 13, 2023

Property to be sold, commonly known as 125 E. 6th Street, San Angelo, Texas, and further being described as follows:

Legal: Acres: 0.116, Lot: 4, Blk: 13, Subd: MILES ADDITION, City of San Angelo, Tom Green County, Texas, according to the map or plat of record in the office of the County Clerk, Tom Green County, Texas.

The Contract for Deed to be foreclosed upon;

Contract for Deed dated November 29, 2016 between KCE Family Limited Partnership, as Seller, and Shellye Sanchez, as Buyer, and recorded in Clerk's File Number 201618033, Official Public Records of Real Property, Tom Green County, Texas.

The Sale is Scheduled to be held:

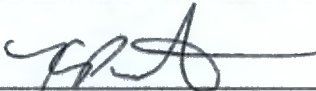
<u>Place</u>	<u>Date</u>	<u>Time</u>
The foyer of Edd B. Keyes Building 113 W. Beauregard, San Angelo, Texas. In the event the Edd B. Keyes Building is closed, the sale shall be held at the South entrance of the Edd B. Keyes Building or as designated by the County Commissioner's Office.	December 5, 2023	12:00 p.m. or within 3 hours after 12:00 p.m.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Contract for Deed, the Seller has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the Texas Property Code, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Contract for Deed.

Obligation Secured: The Contract for Deed executed by Shellye Sanchez, as Buyers, provided that it secures the payment of the indebtedness in the original principal sum amount of \$39,400.00, and obligations therein. A servicing agreement between the Seller, whose address is 601 S. Irving Street, Suite 3, San Angelo, Texas 76903, and the Trustee and Texas Property Code § 51.0025 authorizes the Trustee to collect the debt.

Trustee(s) Appointed to Conduct Sale: In accordance with Texas Property Code § 51.0076, the undersigned attorney or authorized agent does name and appoint Kristen Peters, whose address is 212 S. Irving, San Angelo, Texas 76903, as Trustee, to act under and by virtue of said Contract for Deed.

THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF FORECLOSURE SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT FOR THE SELLER OR TRUSTEE.



Kristen Peters, as Trustee
212 S. Irving Street
San Angelo, Texas 76903