

**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 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.

Date: January 10, 2023

Deed of Trust:

Date: April 6, 2021
Grantor: Rosendo Velez and Maria Ruiz-Velez
Beneficiary: The First National Bank of Sonora, Texas dba Sonora, Bank
Trustee: Kyle J. Barton
Recorded in: Instrument No. 202106164 of the Official Public Records of Tom Green County, Texas
Property: Lot 17, Block 100, Section 37, COLLEGE HILLS SOUTH ADDITION, San Angelo, Tom Green County, Texas, according to the map or plat recorded in Volume 4, Page 8, Plat Records of Tom Green County, Texas.

Substitute Trustee: Paul D. Stipanovic, Greg Gossett or Wes Giesecke

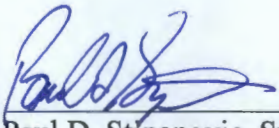
Substitute Trustee's Mailing Address (Including County):

2 S. Koenigheim
San Angelo, Tom Green County, Texas 76903

Date and Time of Sale of Property: February 7, 2023 at 10:00 a.m. or within three hours after 10:00 a.m.

Place of Sale of Property: At the location designated by the Tom Green County Commissioners Court, in the foyer of the Edd B. Keyes Building at 113 West Beauregard, San Angelo, Tom Green County, Texas.

Notice: Because of default in performance of the obligations of the Deed of Trust, The First National Bank of Sonora, Texas dba Sonora Bank's Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

By: 
Paul D. Stipanovic, Substitute Trustee,

FILED FOR RECORD
2023 JAN 10 AM 11:57
CHRISTINA DEANNO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

