

**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 RSTATE 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 FORECLOSURE SALE**

**Date:** January 12, 2023

**Property to be sold, commonly known as 3218 Rockbrook, San Angelo, Texas, and further being described as follows:**

Lot Three (3), Block Thirty-Seven (37), Section Nineteen (19), SOUTHLAND PARK ADDITION, City of San Angelo, Tom Green County, Texas, according to the map or plat of record in Volume 3, Page 355, Plat Records of Tom Green County, Texas; locally known as 3218 Rockbrook, San Angelo, Texas.

**The Deed of Trust to be foreclosed upon**

Recorded in Real Property Records of  
Tom Green County, Texas

Dated  
May 22, 2019

Clerk's File Number 201906580

**The Sale is Scheduled to be held:**

**Place**

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.

**Date**

February 7, 2023

**Time**

1:00 p.m. or within 3 hours  
after 1:00 p.m.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Substitute 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 Deed of Trust.

**Obligation Secured:** The Deed of Trust executed by Michael David Brannon and Jennifer Dawn Brannon, provided that it secures the payment of the indebtedness in the original principal sum amount of \$149,000.00, and obligations therein described including but limited to (a) the promissory note; and (b) all renewals and extensions of the note. Kenneth D. Burns and wife, Mary E. Burns, is the current mortgagee of the note and deed of trust and Beesley & Albert, PLLC, is mortgage servicer. A servicing agreement between the mortgagee and the mortgage servicer, whose address is 610 S. Abe Street, Suite A, San Angelo, Texas 76903, and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

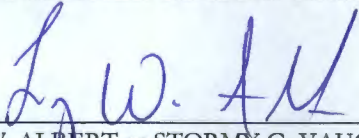
**Substitute Trustee(s) Appointed to Conduct Sale:** In accordance with Texas Property Code § 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Liz W. Albert or Stormy Gale Vaughn, of the Law Offices of Beesley & Albert, P.L.L.C., whose address is 610 S. Abe Street, Suite A, San Angelo, Texas 76903, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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 MORTGAGEE OR MORTGAGE SERVICER.**

FILED FOR RECORD

2023 JAN 12 PM 1:15

CHRISTINA DEANIDO  
COUNTY CLERK  
COUNTY OF TOM GREEN, TEXAS

  
\_\_\_\_\_  
LIZ W. ALBERT or STORMY G. VAUGHN, Substitute Trustee  
Law Offices of Beesley & Albert, P.L.L.C.  
610 South Abe Street, Suite A  
San Angelo, Texas 76903