

Notice of Trustee's Sale

FILED FOR RECORD
2024 MAR 19 AM 11:11
CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

Date: March 19, 2024
Trustee: Robert P. Post
Mortgagee: PGW PROPERTIES, L.L.C.
Note: March 19, 2020
Deed of Trust:

Date: March 19, 2020
Grantor: Matthew Aycock and Donna Aycock
Mortgagee: PGW Properties, L.L.C.
Recording information: Clerk's File No. 640889, Official Public Records of Tom Green County, Texas
Property: Being the North 35' of Lot 8 and the South 25' of Lot 7, Block 31, PARK HEIGHTS ADDITION, City of San Angelo, Tom Green County, Texas, according to the map or plat recorded in Volume 26, Page 360, Deed Records of Tom Green County, Texas.

County: Tom Green
Trustee's Name: Robert P. Post
Trustee's Address: P. O. Box 4079, San Angelo, Texas 76902
Date of Sale: May 7, 2024
Time of Sale: To commence at 10:00 a.m. or within two hours thereafter.
Place of Sale: Inside the main lobby by the front door of the Edd B. Keys building, San Angelo, Texas, as designated by the Commissioners Court of Tom Green County, Texas, and recorded in the Official Public Records of Tom Green County, Texas.

Notice is given that on May 7, 2024, Trustee will offer the Property for sale at public auction at the front door of the Edd B. Keys Building, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the 10:00 a.m., and the sale will be conducted no later than three hours thereafter.

Default has occurred in the payment of the Note, and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has

requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date, Time, and Place for Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

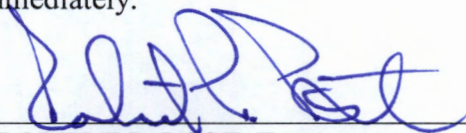
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 by law the Foreclosure 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. 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 and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



ROBERT P. POST, Trustee