

**Notice of 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:** December 3, 2024

**Deed of Trust:**

**Date:** August 19, 2024  
**Grantor:** Barbara Guterrez  
**Grantor's County:** Tom Green County, Texas  
**Beneficiary:** Matlock Family Partnership, LLC.  
**Trustee:** Jared A. Matlock  
**Recorded:** September 23, 2024 under instrument No. 202411792 of the Official Public Records of Tom Green County, Texas.

FILED FOR RECORD  
2024 DEC -4 AM 8:21  
CHRISTINA UBANDO  
COUNTY CLERK  
COUNTY OF TOM GREEN, TEXAS

**Property:** Acres: 0.115, Lot: 13, Blk: 72, Subd: MILES ADDITION, Office of the County Clerk, Tom Green County, Texas locally known as 212 W 10<sup>TH</sup> Street.

**Note:**

**Date:** August 19, 2024  
**Amount:** \$85,000.00  
**Debtor:** Barbara Guterrez  
**Holder:** Matlock Family Partnership, LLC.  
**Current Holder:** Matlock Family Partnership, LLC.


**Date of Sale of Property:** January 7, 2025

**Earliest Time of Sale of Property:** 1:00 P.M., BUT NO LATER THAN 4:00 P.M.

**Place of Sale of Property:**

At the location designated by the Tom Green County Commissioners' Court, in the foyer of the Ed B. Keys Building located at 113 West Beauregard, San Angelo, Tom Green County, Texas, and in the event that the Keys Building is closed, the foreclosure sale will be held at the south entrance of said Keys Building.

**Because of default in performance of the obligations of the Deed of Trust, 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.**

  
Jared Matlock  
Trustee