

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.

NOTICE OF FORECLOSURE SALE

Date: March 25, 2025

Property to be sold, commonly known as 2822 Martin Luther King Blvd., San Angelo, Texas, and further being described as follows:

Lot 10 and the North 50 feet of Lot 11, Block 8, HILLCREST ADDITION, City of San Angelo, Tom Green County, Texas, according to the map or plat recorded in Drawer 7 of the Plat Records of Tom Green County, Texas.

The Deed of Trust to be foreclosed upon is dated June 24, 2022, recorded in Clerk's File Number 202210136, Official Property Records of Real Property, Tom Green County, Texas.

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

May 6, 2025

Time

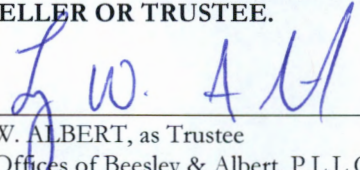
1:00 p.m. or within 3 hours
after 1:00 p.m., to conclude
later than 4:00 p.m.

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 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 Sandy Chatham, a single woman, provided that it secures the payment of the indebtedness in the original principal sum amount of \$160,000.00, and obligations therein described including but limited to (a) the promissory note; and (b) all renewals and extensions of the note. Rodrigo Vargas, Jr., is the current mortgagee of the note and deed of trust and Beesley & Albert, PLLC, is mortgage servicer. A servicing agreement between the mortgagee, whose address is 9810 Flatland Trail, Converse, Texas 78109, and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer 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 Liz W. Albert of the Law Offices of Beesley & Albert, P.L.L.C., whose address is 610 S. Abe Street, Suite A, San Angelo, Texas 76903, as Trustee, to act under and by virtue of said Deed of Trust

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.



LIZ W. ALBERT, as Trustee
Law Offices of Beesley & Albert, P.L.L.C.
610 South Abe Street, Suite A
San Angelo, Texas 76903