

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: June 6, 2025

FILED FOR RECORD
2025 JUN -6 PM 3:11
CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

Deed of Trust:

Date: June 27, 2018
Grantor: Crystal M. Braden and Kirk Braden
Grantor's County: Tom Green County, Texas
Original Lender: 1st Community Federal Credit Union
Trustee: Bill Nikolauk
Recorded in: Texas Home Equity Security Document recorded as Instrument No. 201808812, Official Public Records of Tom Green, County, Texas
Property: 31.2808 acres of land out of the Hrs. of C. Gowin Survey 535; Abstract No. 229, located in Tom Green County, Texas, and being out of and a part of those lands described in a deed from Door Key Ranches, Limited, a Texas limited partnership, to David R. Currie and Gary D. Elliston for record on December 30, 2004, and recorded in Volume 1168, Pages 97-102, Official Public Records of Real Property, Tom Green County, Texas, and also being out of the north part of that certain 53.4805 acre tract described by metes and bounds in Volume 1182, Page 528, Official Public Records of Real Property of Tom Green County, Texas, SAVE AND EXCEPT 21.2808 acres, more or less, out of the above described 31.2808 acre tract conveyed to Donald Braden and wife, Sharon Braden, by Deed dated August 31, 2009, recorded in Instrument Number 675183, Official Public Records of Tom Green County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached to the Texas Home Equity Security Document recorded in Instrument Number 201808812, Official Public Records of Tom Green County, Texas.

Holder of Note and Lien: 1st Community Federal Credit Union, 3505 Wildewood Drive, San Angelo, Tom Green County, Texas 76904

Substitute Trustee: Paul D. Stipanovic or Greg Gossett or Amy Zetzman
Substitute Trustee's Mailing Address (Including County): 2 S. Koenigheim
San Angelo, Tom Green County,
Texas 76903


Date and Time of Sale of Property: July 1, 2025 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 Note and Deed of Trust, the 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.

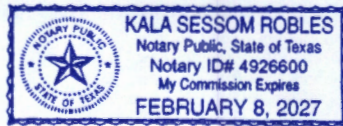
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force 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 created in favor of the Beneficiary under the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


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. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, which will be announced prior to any bidding at the Foreclosure Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

By: 
Paul D. Stipanovic, Substitute Trustee

STATE OF TEXAS '
COUNTY OF TOM GREEN '

This instrument was acknowledged before me by PAUL D. STIPANOVIC, Substitute Trustee, on the 16th day of June, 2025.




Notary Public, State of Texas