

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: August 11, 2025

Property to be sold, commonly known as 2519 SMU Avenue, San Angelo, Texas, and further being described as follows:

Lot 4, Block 8, Section 1, COLLEGE HILLS ADDITION, San Angelo, Tom Green County, Texas, according to the plat recorded in Volume 2, Page 35, Plat Records, Tom Green County, Texas; locally known as 2519 SMU Avenue, San Angelo, Texas.

The Deed of Trust to be foreclosed upon is dated April 13, 2022, recorded in Clerk's File Number 202206135, 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

September 2, 2025

Time

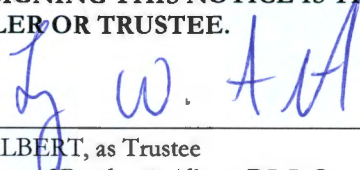
1:00 p.m. or within 3 hours
after 1:00 p.m., to conclude
no later than 4:00 p.m.

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 Ruben Roman and wife, Rosalba Roman, 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. Norman J. Dierschke and wife, Linda Dierschke, 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 5954 State Highway 208, San Angelo, Texas 76905, 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 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, 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