

25TX801-0101  
3025 CATALINA DR, SAN ANGELO, TX 76901

FILED FOR RECORD  
12 day of November 20 25  
at 8 o'clock 316M  
Christina Usando  
Clerk, County Court TOM GREEN COUNTY, TEXAS  
maria g. [signature] Deputy

### NOTICE OF FORECLOSURE SALE

**Property:**

The Property to be sold is described as follows:

LOT 5, BLOCK 19, SECTION 2, RIVER VIEW HEIGHTS, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS. AS PER PLAT RECORDED IN VOLUME 2, PAGE 537, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated April 14, 2022 and recorded on April 19, 2022 as Instrument Number 202206191 in the real property records of TOM GREEN County, Texas, which contains a power of sale.

**Sale Information:**

January 06, 2026, at 10:00 AM, or not later than three hours thereafter, at the foyer of the Edd B. Keyes Building, 113 W. Beauregard, San Angelo, TX 76903, or as designated by the County Commissioners Court.

**Terms of Sale:**

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:**

The Deed of Trust executed by EDGAR SALAS secures the repayment of a Note dated April 14, 2022 in the amount of \$186,067.00. M&T BANK, whose address is c/o M&T Bank, One M&T Plaza, Buffalo, NY 14203, is the current mortgagee of the Deed of Trust and Note and M&T Bank is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:**

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

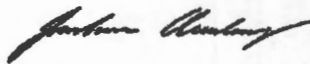


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Substitute Trustee(s): Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiars, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Marsha Monroe, Tom Woods, Ed Henderson, Sherry Coats, Frances Hice, Nick Arrott, Auction.com, LLC, Dustin George

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**

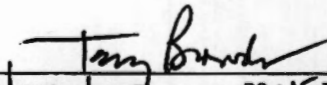


Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I,  declare under penalty of perjury that on the 6 day of November, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TOM GREEN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).