

Notice of 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: January ³⁰~~20~~, 2026

Deed of Trust:

Date: July 28, 2023
Grantor: Ashley Landin
Grantor's County: Tom Green County, Texas
Beneficiary: Matlock Brothers, LLC.
Trustee: Jared A. Matlock
Recorded: August 17, 2023 under instrument No. 202310762 of the Official Public Records of Tom Green County, Texas.

Property: Acres: 0.207, Blk: 16, Subd: WEST HEIGHTS ADDITION, EAST 40 FT OF LOT 8 & THE WEST 20 FT OF LOT 9, Office of the County Clerk, Tom Green County, Texas locally known as 2536 W Beauregard.

Note:

Date: July 28, 2023
Amount: \$115,000.00
Debtor: Ashley Landin
Holder: Matlock Brothers, LLC.
Current Holder: Matlock Brothers, LLC.

Date of Sale of Property: March 3, 2026

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

FILED FOR RECORD
2026 JAN 30 PM 10:34
CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS