

NOTICE OF THE CITIZENS STATE BANK'S 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: February 5, 2026

Deeds of Trust:

Date: August 31, 2020
Grantor: Adrian Soto and Meagan Soto
Beneficiary: Citizens State Bank
Trustee: W. Dean Feathers
Recorded in: Deed of Trust dated August 31, 2020, recorded in Instrument No. 202013311 of the Official Public Records of Tom Green County, Texas; modified and extended by Modification and Extension Agreement recorded in Instrument No. 202116595, Official Public Records of Tom Green County, Texas.

Property: East 55 feet of Lot 10, Block 10, GLEN ARONS ADDITION, City of San Angelo, Tom Green County, Texas, according to map or plat recorded in Volume 1, Page 536, Plat Records of Tom Green County, Texas

Substitute Trustee: Gary Carr
329 W. Harris Avenue
San Angelo, Tom Green County, Texas 76903

Date and Time of Sale of Property: March 3, 2026 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.

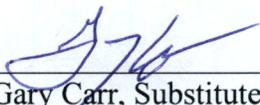
Notice: Because of default in performance of the obligations of the Deed of Trust, Citizens State Bank's Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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

FILED FOR RECORD
2026 FEB - 6 PM 3:37
CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

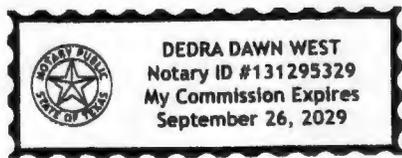
subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record 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.

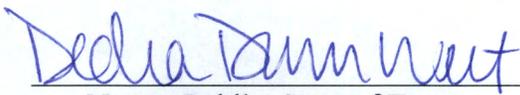
The Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, 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: 
Gary Carr, Substitute Trustee

STATE OF TEXAS '
COUNTY OF TOM GREEN '

This instrument was acknowledged before me by GARY CARR, on the 5 day of February, 2026.




Notary Public, State of Texas