

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2026 FEB -9 PM 3:43

CHRISTINA BRANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

FILED FOR RECORD

9th day of February 2026

at 3 o'clock PM

Christina Brand

Clerk, County Court TOM GREEN COUNTY, TEXAS

Maria Lewis Deputy

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 9, 2026

Deed of Trust:

Date: August 7, 2018
Grantor: RUFINO FLORES
Grantor's County: Tom Green County, Texas
Original Lender: 1st Community Federal Credit Union
Trustee: Bill Nikolauk
Recorded in: Deed of Trust recorded as Instrument No. 201810350, Official Public Records of Tom Green, County, Texas
Property: Lots 28, 29, 30 and 31, Block 2, SPENCER ADDITION NO. 5 to the City of San Angelo, Tom Green County, Texas, according to the map or plat of said addition in Volume 159, Page 248, of the Deed 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
Substitute Trustee's Mailing Address (Including County): 2 S. Koenigheim
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 Note and Deed of Trust, the 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

