

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.

FILED FOR RECORD  
2026 FEB 24 PM 2:20  
ANTONIA UBANDO  
COUNTY CLERK  
TOM GREEN, TEXAS

**NOTICE OF FORECLOSURE SALE**

**Date:** February 24, 2026

**Property to be sold, commonly known as 135 Paint Rock Road, San Angelo, Texas, and further being described as follows:**

Being 0.90 acre of land, more or less, out of the North part of Block 11, GLENMORE PLACE, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Volume 143, Page 344, Deed Records of Tom Green County, Texas; locally known as 135 Paint Rock Road, San Angelo, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a stake set at the East corner of a 0.92 acre tract deeded to Will Newsome by deed recorded in Volume 252 at Page 585 of the Deed Records of said County for the East corner of the tract;

THENCE North 66°30" West along the South line of the Paint Rock Road a distance of 135 feet to a stake in the North line of said 0.92 acre tract for the Northwest corner of this tract;

THENCE South 0°46" West a distance of 62.7 feet to a point in the South line of said 0.92 acre tract for the Southwest corner of this tract;

THENCE North 85°57" East along the North line of Lots 7, 6 and 5 in said Block 1 a distance of 125 feet to the PLACE OF BEGINNING and being the same 0.90 acres conveyed by Will Newsom to H.C. Charless by deed dated January 12, 1950, recorded in Volume 290, Page 191 of the Deed Records of Tom Green County, Texas; together with improvements thereon situated.

**The Deed of Trust to be foreclosed upon is dated November 15, 2021; but effective November 1, 2021, recorded in Clerk's File Number 202120684, Official Property Records of Real Property, Tom Green County, Texas.**

**The Sale is Scheduled to be held:**

<u>Place</u>	<u>Date</u>	<u>Time</u>
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.	April 7, 2026	1:00 p.m. or within 3 hours after 1:00 p.m., to conclude no later than 4:00 p.m.

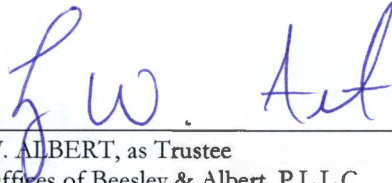
**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the Texas 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 Antonio G. Garcia, provided that it secures the payment of the indebtedness in the original principal sum amount of \$135,000.00 and obligations therein described including but limited to (a) the promissory note; and (b) all renewals and extensions of the note. Gabriel Guerra, for life with remainder to Kayla Guerra, 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 5725 Oriole Drive, San Angelo, Texas 76903, 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 G. 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