

Notice of 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: March 9, 2026

Deed of Trust:

Date: December 1, 2017
Grantor: Jesse Dario Vargas
Grantor's County: Tom Green County, Texas
Beneficiary: Matlock Family Partnership, LLC.
Trustee: Jared A. Matlock
Recorded: December 6, 2017 under instrument No. 201716337 of the Official Public Records of Tom Green County, Texas.

FILED FOR RECORD
2026 MAR -9 PM 2:53
CHRISTINA USABAND
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

Property: Exall Addition, BLK 22, Lot 12, Tom Green County, Texas, according to the map or plat of record in the office of the County Clerk, Tom Green County, Texas locally known as 718 E 21st.

Note:

Date: December 1, 2017
Amount: \$44,400.00
Debtor: Jesse Dario Vargas
Holder: Matlock Family Partnership, LLC.
Current Holder: Matlock Family Partnership, LLC.

Date of Sale of Property: April 7, 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 Keyes 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