

**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 17, 2026

FILED FOR RECORD
2026 MAR 17 PM 2:32
CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

Deed of Trust:

Date: April 17, 2023
Grantor: Manuel H. Gonzales and Christina R. Gonzales
Trustee: Wrey W. Montgomery
Beneficiary: The City National Bank of Colorado City
County Where Property Is Located: Tom Green County, Texas

Recorded in: Deed of Trust Security Agreement dated April 17, 2023, recorded in Instrument No. 202304467, Official Public Records of Tom Green County, Texas; and modified by Modification and Extension Agreement recorded in Instrument No. 202415214, Official Public Records of Tom Green County, Texas.

Property: Lot 8, Block 9, BAILEY AND PAUL SUBDIVISION, City of San Angelo, Tom Green County, Texas, per map or plat recorded in Volume 34, Page 271, Plat Records of Tom Green County, Texas; commonly known as 1616 Preusser, San Angelo, Texas 76905.

Substitute Trustee: Paul D. Stipanovic or Greg Gossett or Amy Zetzman
2 S. Koenigheim
San Angelo, Tom Green County, Texas 76903

Date and Time of Sale of Property: April 7, 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 City National Bank of Colorado City'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.

