

**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

Deed of Trust:

Date: December 21, 2021
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

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

Recorded in: Deed of Trust, Security Agreement – Financing Statement dated, December 21, 2021 executed by MANUEL GONZALES and CHRISTINA GONZALES, for the benefit of THE CITY NATIONAL BANK, recorded in Document No. 202122498, Official Public Records of Tom Green County, Texas; modified and extended by Modification and Extension Agreement recorded in Document No. 202216461, Official Public Records of Tom Green County, Texas.

Property: TRACT ONE: Lots 11, 12 and 13, Block 32, LAKEVIEW ADDITION, City of San Angelo, Tom Green County, Texas, according to the map or plat of record in the Office of the County Clerk, Tom Green County, Texas; Commonly known as 314 E. 44th, San Angelo, Texas 76903.

TRACT TWO: Lot 7, Block 9, BAILY & PAUL ADDITION, City of San Angelo, Tom Green County, Texas, per the map or plat recorded in the office of the County Clerk of Tom Green County, Texas; commonly known as 1620 Preusser Street, San Angelo, Texas 76903.

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.

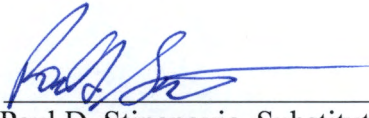
Place of Sale of Property: At the location designated by the Tom Green County Commissioners Court, in the foyer of the Edd B. Keyes Building at 113 West

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.

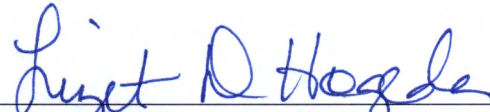
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force 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: 
Paul D. Stipanovic, Substitute Trustee

STATE OF TEXAS '
COUNTY OF TOM GREEN '

This instrument was acknowledged before me by PAUL D. STIPANOVIC, on the 17 day of March, 2026.


Notary Public, State of Texas

