

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 APR 23 AM 10:34  
CHRISTINA UBAJDO  
COUNTY CLERK  
COUNTY OF TOM GREEN TEXAS

**NOTICE OF FORECLOSURE SALE**

Date: April 23, 2026

Property to be sold, commonly known as 3502 Grape Creek Road, San Angelo, Texas, and further being described as follows:

Being Lots 5 and 6, Block B, HAGELSTEIN ADDITION, City of San Angelo, Tom Green County, Texas, according to the Plat recorded in Volume 26, Page 338, Deed Records of Tom Green County, Texas.

The Deed of Trust to be foreclosed upon is dated November 26, 2025, recorded in Clerk's File Number 202600192, Official Property Records of Real Property, Tom Green County, Texas.

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

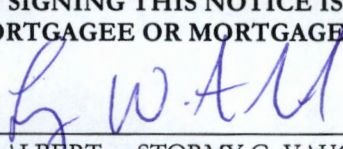
<u>Place</u>	<u>Date</u>	<u>Time</u>
The foyer of Edd B. Keyes Building 113 W. Beauregard, San Angelo, Texas. In the event the Edd B. Keyes Building is closed, the sale shall be held at the South entrance of the Edd B. Keyes Building or as designated by the County Commissioner's Office.	June 2, 2026	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 Substitute 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 James Paul Perez and wife, Karen Michelle Perez, provided that it secures the payment of the indebtedness in the original principal sum amount of \$214,000.00, and obligations therein described including but limited to (a) the promissory note; and (b) all renewals and extensions of the note. Grape Creek Road 3502 Land Trust, is the current mortgagee of the note and deed of trust and Provident Loan Servicing, is the mortgage servicer. A servicing agreement between the mortgagee, whose address is P.O. Box 2869, San Angelo, Texas 76902, and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**Substitute Trustee(s) Appointed to Conduct Sale:** In accordance with Texas Property Code § 51.076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Liz W. Albert or Stormy Gale 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, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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 MORTGAGEE OR MORTGAGE SERVICER.**

  
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LIZ W. ALBERT or STORMY G. VAUGHN, Substitute Trustee  
Law Offices of Beesley & Albert, P.L.L.C.  
610 South Abe Street, Suite A.  
San Angelo, Texas 76903

