

**NOTICE OF THE FIRST NATIONAL BANK OF
SONORA, TEXAS dba SONORA BANK'S
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: August 9, 2024

Deed of Trust:

Date: December 8, 2008
Grantor: Orlando Venegas and wife, Dina E. Venegas
Beneficiary: The First National Bank of Sonora, Texas
Trustee: Albert C. Elliott
Recorded in: Instrument No. 08-01409, Volume 273, Page 710 of the Official Public Records of Edwards County, Texas
Property: All of Lots 2, 9, and 10, and the N/2 of Lot 3 and the N/2 of Lot 8, Block 72, Rocksprings, Edwards County, Texas according to the map or plat of said City of Rocksprings of record in the office of the County Clerk of Edwards County, Texas, to which map or plat reference is here made for all purposes of description more fully described in "Exhibit A" to that particular Deed of Trust recorded in Instrument No. 08-01409, Volume 273, Page 710 of the Official Public Records of Edwards County, Texas.

Substitute Trustee: Paul D. Stipanovic, Greg Gossett or Wes Giesecke

Substitute Trustee's Mailing Address (Including County):

2 S. Koenigheim
 San Angelo, Tom Green County, Texas 76903

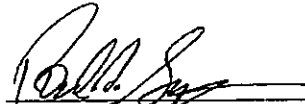
Date and Time of Sale of Property: September 3, 2024 at 1:00 p.m. or within three hours after 1:00 p.m.

Place of Sale of Property: At the location designated by the Edwards County Commissioners Court, at the ~~front~~^{southwest} Courthouse door of the Edwards County Courthouse, located at ~~400 West~~^{101 East} Main Street, Rocksprings, Texas Annex Building

Notice: Because of default in performance of the obligations of the Deed of Trust, The First National Bank of Sonora, Texas dba Sonora Bank'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.

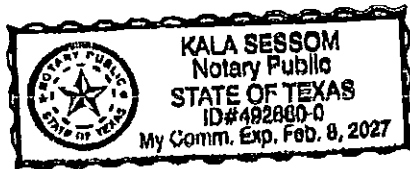
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force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

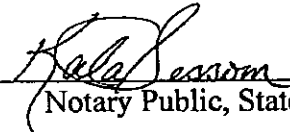
The Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, 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 9th day of August, 2024.




 Notary Public, State of Texas

 FILED FOR RECORD
 At 3:05 O'clock PM

AUG 12, 2024

OLGA LYDIAREVES
 COUNTY CLERK
 EDWARDS COUNTY, TEXAS
 By:  Deputy