

February 6th, 2024

002178

**NOTICE OF THE BANK AND TRUST, SSB'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: January 16, 2024

Deed of Trust:

Date: January 28, 2019
Grantor: Edwardo Villarreal
Grantor's County: Runnels County, Texas
Beneficiary: The Bank & Trust, SSB
Trustee: Larry R. Davis, Jr.
Recorded in: Deed of Trust dated January 28, 2019 recorded Volume 467, Page 156, Official Public Records of Runnels, County, Texas; and Modification, Renewal and Extension of Real Estate Note and Liens effective July 1, 2020, recorded in Volume 488, Page 225, Official Public Records of Runnels County, Texas; and Modification, Renewal and Extension of Real Estate Note and Liens effective September 1, 2020, recorded in Volume 491, Page 472, Official Public Records of Runnels County, Texas

Property: Being 107.50 acres (record call 112 acres) out of T.J. Allcorn Survey 506- 1/2, Abstract No. 1058, Runnels County, Texas and being the same tract as described in Deed from Marvin C. Hanz, trustee to Eugene Pavlicek dated December 19, 1961 and recorded as Volume 345, Page 150 of the Deed Records of Runnels County, Texas. Said 107.50 acres being more particularly described by metes and bounds in Exhibit "A" attached to the above referenced Deed of Trust.

Substitute Trustee: Paul D. Stipanovic, or Greg Gossett, or Wesley M. 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: February 6, 2024 at 1:00 p.m. or within three hours thereafter.

Place of Sale of Property: At the location designated by the Runnels County Commissioners Court, at the area outside of the front door of the Courthouse, which faces U.S. Highway 67 (Hutchings Avenue), including the front landing and steps, Ballinger, Runnels County, Texas.

Notice: Because of default in performance of the obligations of the Note and Deed of Trust, The Bank & Trust, SSB'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.

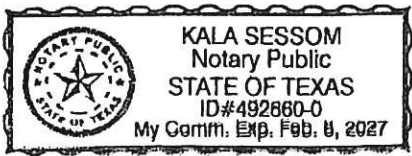
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force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

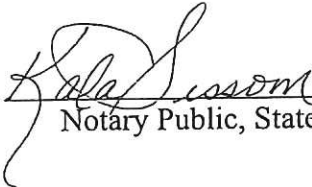
The Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, 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 16th day of January, 2024.




Notary Public, State of Texas