

Our Case Number: 25-02004-FC-3

FILED FOR RECORD
6 day of July 2026
at 4 o'clock PM
Christina L. ...

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 22, 2024, BILLY PAT WILLIAMS AND TONYA WILLIAMS, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CROSS COUNTRY MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202403644 in the DEED OF TRUST OR REAL PROPERTY RECORDS of TOM GREEN COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 1, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Tom Green County Courthouse, In the foyer of the Edd B. Keyes Building, 113 W. Beauregard, San Angelo, TX 76903 in **TOM GREEN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT THIRTY-SEVEN (37), BLOCK B-2 OF THE REPLAT OF BLOCK B-2 OF THE THIRD REPLAT OF SECTION TWO (2), CAPITAL HEIGHTS ADDITION AS SHOWN IN VOLUME 4, PAGE 472, TOM GREEN COUNTY PLAT RECORDS.

Property Address: 1626 OREGON AVE, SAN ANGELO, TX 76904

Mortgage Servicer: SERVICEMAC

Noteholder: AMERIHOM MORTGAGE COMPANY, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 6 day of July 2026

Authorized Agent of Auction.com, LLC as
Substitute Trustee, Jamie Osborne, Laura
Browder, Marsha Monroe, Terry Browder,
Marinosci Law Group, P.C., Resolve Trustee
Services, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300