

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.

NOTICE OF FORECLOSURE SALE

Date: July 14, 2026

Property to be sold, commonly known as 2705 Bowie Street, San Angelo, Texas, and further being described as follows:

Being an area of 1.987 acres of land out of the F.E. Cramer Survey No.318, Abstract No. 112, City of San Angelo, Tom Green County, Texas and said 1.987 acres of land being out of that certain 2.121 acre tract described and recorded in Volume 623, Page 245, Deed Records of Tom Green County, Texas and said 1.987 acre tract being more particularly described by metes and bounds as follows;

Beginning at a Found 2" fence corner post for the most southerly corner of Lot 3, Block 1, McCann Addition described and recorded in Volume 944, Page 571, Official Public Records of Real Property, Tom Green County Texas and being in the east boundary line of Oak lawn Boulevard and being the most northerly east corner of a Save & Except 25 foot strip of land described and recorded in said Volume 623, Page 245 for the most westerly corner of this tract;

Thence with the northerly line of this tract and the southerly line of Lot 3 and Lot 2, Mccann Addition N. 60°45' 42" E. 378.11 feet to an Aluminum Right-of-way marker found for the most southeasterly corner of Lot 2 and in the west line of Bowie Street and being the most northerly west corner of a 2665 square foot tract of land described and recorded in Volume 724, Page 419, Deed Records of Tom Green County, Texas for the northerly corner of this tract;

Thence with the easterly line of this tract and the west line of said Bowie Street and said 2665 square foot tract as follows, S. 28° 15' 43" E. 56.73 feet to an Aluminum Right-of-way marker found for an angle corner of this tract, S. 30° 19' 39" E. 171.29 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the most southerly west corner of said 2665 square foot tract and being the easterly corner of this tract;

Thence with the southerly line of this tract S. 60° 35' 16" W. 380.88 feet to a 1" iron pipe found in the east line of said Oaklawn Boulevard and being the most northerly east corner of a 0.298 acre tract described and recorded in Volume 665, Page 320, Official Public Records of Real Property, Tom Green County, Texas and being the most southerly east corner of said 25 foot strip of land for the southerly corner of this tract;

Thence with the westerly line of this tract and the easterly line of said 25 foot strip of land and Oaklawn Boulevard N. 29° 07' 08" W. 229.14 feet to the place of beginning and containing an area of 1.987 acres of land, more or less.

The Deed of Trust to be foreclosed upon is dated July 21, 2023, recorded in Clerk's File Number 202309628, Official Property Records of Real Property, Tom Green County, Texas.

The Sale is Scheduled to be held:

Place

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.

Date

September 1, 2026

Time

1:00 p.m. or within 3 hours
after 1:00 p.m., to conclude
no later than 4:00 p.m.

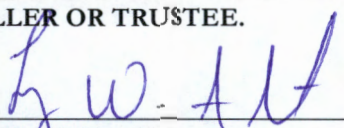
Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the Texas 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.

FILED FOR RECORD
2026 JUL 14 PM 2:33
CHRISTINA UBAND
COUNTY CLERK
OFFICE OF TOM GREEN COUNTY, TEXAS

Obligation Secured: The Deed of Trust executed by Victor Arredondo and Elizabeth Speights, provided that it secures the payment of the indebtedness in the original principal sum amount of \$150,000.00 and obligations therein described including but limited to (a) the promissory note; and (b) all renewals and extensions of the note. Polyxena Riddle is the current mortgagee of the note and deed of trust and Beesley & Albert, PLLC, is mortgage servicer. A servicing agreement between the mortgagee, whose address is 1514 Whitney Street, San Angelo, Texas 76904, and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

Trustee(s) Appointed to Conduct Sale: In accordance with Texas Property Code § 51.0076, the undersigned attorney or authorized agent does name and appoint Liz W. Albert of the Law Offices of Beesley & Albert, P.L.L.C., whose address is 610 S. Abe Street, Suite A, San Angelo, Texas 76903, as Trustee, to act under and by virtue of said Deed of Trust

THIS INSTRUMENT APPOINTS THE 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 SELLER OR TRUSTEE.



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