

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2026 AUG -3 PM 1:56

STATE OF TEXAS §
COUNTY OF TOM GREEN §

KNOW ALL MEN BY THESE PRESENTS:

CHRISTINA URBANO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

WHEREAS, by that one certain Texas Home Equity Security Document dated July 21, 2011, and recorded as Instrument No. 706220, Official Public Records, Tom Green County, Texas (the "Deed of Trust"), Maria U. Roberts (the "Grantor") conveyed to John Dichiaro ("Trustee"), for the benefit of Texas Trust Credit Union, successor-by-merger with Qualtrust Credit Union ("Beneficiary"), the real property situated in Tom Green County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Home Equity Loan Promissory Note dated July 21, 2011, in the original principal amount of \$54,400.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, the 391st Judicial District Court of Tom Green County, Texas entered a Default Order Granting Application for Order for Foreclosure (the "Order") in a case styled, *In re: Order For Foreclosure Concerning 403 North Adams St. San Angelo, Texas 76901 and Maria U. Roberts Under Tex. R. Civ. P. 736*, Cause No. D260183C, in the 391st Judicial District Court of Dallas County, Texas, a conformed copy of which is attached hereto as Exhibit "B;" and

WHEREAS, John Dichiaro, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Jon M. Kelly or Dan A. White or Matthew T. Taplett or Charles W. Settle, Jr. or Madeline Cartwright or Bryn A. Staats were appointed as Substitute Trustee in the place and stead of the said Trustee, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Jon M. Kelly or Dan A. White or Matthew T. Taplett

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or Charles W. Settle, Jr. or Madeline Cartwright or Bryn A. Staats, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 1st day of September, 2026**, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Jon M. Kelly or Dan A. White or Matthew T. Taplett or Charles W. Settle, Jr. or Madeline Cartwright or Bryn A. Staats will sell the Property at public auction at the Edd B. Keyes Building, 113 W. Beauregard Ave., San Angelo, TX 76903 or in the area designated by the Tom Green County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. **Said sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.**

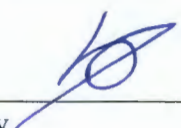
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The Sender of this notice and his contact information is as follows:

Jacob W. Varley, Esq.
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
(817) 332-3245

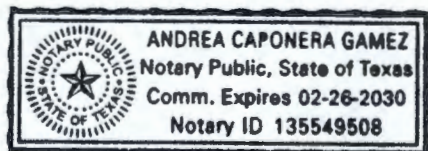
WITNESS MY HAND this 31st day of July 2026.

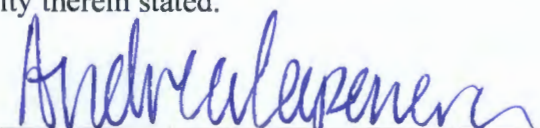
SUBSTITUTE TRUSTEE:

Jacob W. Varley 

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 31st day of July 2026, by Jacob W. Varley, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.




Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

Texas Trust Credit Union
c/o Ms. Patricia A. Morales
P.O. Box 2260
Mansfield, TX 76063-0047
(972) 595-1253

**NAME, ADDRESS AND TELEPHONE
NUMBER OF SUBSTITUTE TRUSTEE:**

Jacob W. Varley
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Jon M. Kelly
Dan A. White
Matthew T. Taplett
Charles W. Settle, Jr.
Madeline Cartwright
Bryn A. Staats
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

LOT SIX (6), BLOCK NINETY-ONE (91), ANGELO HEIGHTS ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME X AT PAGE 398 OF THE DEED RECORDS OF TOM GREEN COUNTY, TEXAS.

EXHIBIT “B”

CAUSE NO. D260183C

IN RE: ORDER FOR FORECLOSURE
CONCERNING 403 NORTH ADAMS ST.
SAN ANGELO, TEXAS 76901

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IN THE DISTRICT COURT

AND

TOM GREEN COUNTY, TEXAS

MARIA U. ROBERTS
UNDER TEX. R. CIV. P. 736

391st JUDICIAL DISTRICT

**DEFAULT ORDER GRANTING APPLICATION
FOR ORDER FOR FORECLOSURE**

On this day came to be considered the Application for Order for Foreclosure (the "Application") in the above-entitled and numbered cause. The Court, having reviewed the record, finds the following:

- (a) The Application complies with the requirements of Rule 736.1 of the Texas Rules of Civil Procedure;
- (b) The Respondent Maria U. Roberts has been properly served with the Application in accordance with Rule 736.3 of the Texas Rules of Civil Procedure;
- (c) The returns of service have been on file with the Clerk of the Court for at least ten days prior to the date of the entry of this Order;
- (d) Respondent Maria U. Roberts's last known address is 403 North Adams Street, San Angelo, Texas 76901, and she is the person who is obligated to pay, and the mortgagor of, the loan agreement, contract and lien sought to be foreclosed as set forth in the Application;
- (e) The property to be foreclosed by commonly known mailing address and legal description is:

LOT SIX (6), BLOCK NINETY-ONE (91), ANGELO HEIGHTS ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME X AT PAGE 398 OF THE DEED RECORDS OF TOM GREEN COUNTY, TEXAS, which has a commonly known street address of 403 North Adams Street, San Angelo, Texas 76901;

- (f) Respondent executed a Texas Home Equity Security Document whereby a lien was created under Article XVI, Section 50(a)(6) of the Texas Constitution, which is filed as Instrument No. 706220, Official Public Records, Tom Green County, Texas; and

- (g) Despite Respondent's default under the terms of the loan agreement, contract, and lien sought to be foreclosed, and despite the filing of the Application and the service of the Application in accordance with Texas Rule of Civil Procedure 736.3, Respondent has failed to file a timely response to the Application.

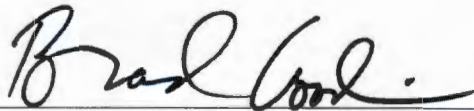
IT IS, THEREFORE, ORDERED that Petitioner, Texas Trust Credit Union, successor-by-merger with Qualtrust Credit Union, its successors and assigns, if any, be and hereby are authorized to serve a notice of sale upon Respondent and to proceed to foreclosure sale under the terms of the security instrument and § 51.002 of the Texas Property Code of the following described real property referenced within the Application:

LOT SIX (6), BLOCK NINETY-ONE (91), ANGELO HEIGHTS ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME X AT PAGE 398 OF THE DEED RECORDS OF TOM GREEN COUNTY, TEXAS, which has a commonly known street address of 403 North Adams Street, San Angelo, Texas 76901.

IT IS FURTHER ORDERED that a copy of this Order shall be sent to Respondent Maria U. Roberts with the notice of sale.

IT IS FURTHER ORDERED that Petitioner, Texas Trust Credit Union, successor-by-merger with Qualtrust Credit Union, its successors and assigns, if any, may communicate with the Respondent Maria U. Roberts and all third parties reasonably necessary to conduct the foreclosure sale. If Respondent is represented by counsel the notice of foreclosure sale shall also be mailed to counsel by certified mail.

SIGNED 7/6/2026


HONORABLE JUDGE PRESIDING

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Jacob Varley on behalf of Jacob Varley

Bar No. 24142001

jvarley@popehardwicke.com

Envelope ID: 116889156

Filing Code Description: Motion (No Fee)

Filing Description: Motion for Entry of a Default Order Granting Application for Order For Foreclosure

Status as of 7/2/2026 1:39 PM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Matthew T. Taplett		mtaplett@popehardwicke.com	7/2/2026 12:02:43 PM	SENT
Jacob W. Varley		jvarley@popehardwicke.com	7/2/2026 12:02:43 PM	SENT
Andrea Caponera		acaponera@popehardwicke.com	7/2/2026 12:02:43 PM	SENT