

NOTICE OF TRUSTEE'S SALE

(Address: 1201 S. Chadbourne)

FILED FOR RECORD

2026 AUG -6 PM 1: 25

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 6, 2026

Second Lien Deed of Trust:

Date: May 1, 2025
Grantor: Martin Ramirez
Grantor's County: Tom Green County, Texas
Beneficiary: Tracy Manning
Trustee: Amy Zetzman
Recorded: June 2, 2025 under Instrument No. 202507006 of the Official Public Records of Tom Green County, Texas.
Property: North 60 feet of Lots 6 & 7, Block 30, FORT CONCHO ADDITION to the City of San Angelo, Tom Green County, Texas, according to map or plat recorded in Volume 57, Page 111, Deed Records, Tom Green County, Texas.

Trustee: Amy Zetzman

Trustee's Mailing Address (Including County): 2 S. Koenigheim
San Angelo, Tom Green County, TX 76903

Subject to: First Lien Deed of Trust executed by Tracy Manning, as Grantor, to Wrey Montgomery, Trustee, recorded on April 24, 2025, under Instrument No. 202505098, Official Public Records of Tom Green County, Texas, securing the payment of one note in the original principal sum of \$180,800.00 dated April 23, 2025, payable to the order of The City National Bank of Colorado City.

Date and Time of Sale of Property: September 1, 2026, at 10:00 a.m. or within 3 hours after 10:00 a.m.

Place of Sale of Property: At the location designated by the Tom Green County Commissioners' Court, in the foyer of the Edd B. Keyes Building located at 113 West Beauregard,

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San Angelo, Tom Green County, Texas, and in the event that the Keyes Building is closed, the foreclosure sale will be held at the south entrance of said Keyes Building.

Notice: Because of default in performance of the obligations of the Second Lien Deed of Trust, 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 Second Lien Deed of Trust.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Second Lien 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 Second Lien 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 Second Lien 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 Second Lien 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: _____

Amy Zetzman, Trustee
State Bar No. 24088715

ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF TOM GREEN }

This instrument was acknowledged before me, the undersigned authority, on this 6th day of August, 2026, by **AMY ZETZMAN**, Trustee, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the foregoing instrument.



Sylvia Estrada
NOTARY PUBLIC - State of Texas