

025014

FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE

MAR 24 2025
AT 10:15 O'CLOCK A.M.
CARLA KERN
County Clerk, Mitchell County, Texas
By CL

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: March 20, 2025

Deeds of Trust:

Date: September 5, 2014
Grantor: Patriot Limited Services, LLC, a Texas limited liability company formerly known as Patriot Mudlogging, LLC, a Texas limited liability company
Beneficiary: The City National Bank of Colorado City
Trustee: Paul D. Stipanovic
Recorded in: Deed of Trust dated September 5, 2014, recorded in Instrument No. 1555, Volume 817, Page 1074, Official Public Records of Mitchell County, Texas; modified and extended by instrument recorded in Volume 824, Page 479, Official Public Records of Mitchell County, Texas; further modified and extended by instrument recorded in Volume 831, Page 287, Official Public Records of Mitchell County, Texas; further modified and extended by instrument recorded in Volume 858, Page 564, Official Public Records, Mitchell County, Texas.

Property: All of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), EXCEPT the North One Foot (N. 1') of the East Ninety Feet (E. 90') of Lot Sixteen (16), all in Block Thirty-two (32) of the Original Town of Colorado (now Colorado City), Mitchell County, Texas.

Trustee: Paul D. Stipanovic, Greg Gossett, or Amy Zetzman
2 S. Koenigheim, San Angelo, Tom Green County, Texas 76903


Date and Time of Sale of Property: May 6, 2025 at 10:00 a.m. or within three hours after 10:00 a.m.

Place of Sale of Property: At the location designated by the Mitchell County Commissioners Court, at the entrance steps of the Mitchell County Courthouse, 349 Oak Street, Colorado City, Texas

Notice: Because of default in performance of the obligations of the Note and Deed of Trust, Steve Monreal's Trustee will sell the property by public auction to the highest bidder for cash at

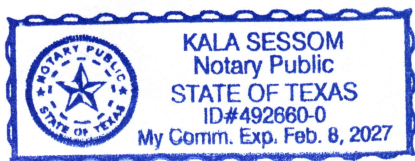
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force 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 20th day of March, 2025.





Notary Public, State of Texas