

002210

Aug 5th 2025

**NOTICE OF
SUBSTITUTE TRUSTEE'S SALE**

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: July 7, 2025

Deed of Trust:

Date: March 4, 2021
Grantor: LATRA, LLC, a Texas limited liability company
Beneficiary: The City National Bank of Colorado City aka The City National Bank
Trustee: Wrey W. Montgomery
Recorded in: Deed of Trust/Security Agreement/Financing Statement recorded Instrument No. Instrument No. 210455 of the Official Public Records of Runnels County, Texas.

Property: All of Lot 10, and the adjoining 10 feet of Lot 9, Block 14, BOWDEN ADDITION, City of Ballinger, Runnels County, Texas, as shown on the recorded map or plat of said Addition recorded in the County Clerk's Office of Runnels County, Texas.

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

Date and Time of Sale of Property: August 5, 2025 at 2:00 p.m. or within three hours after 2:00 p.m.

Place of Sale of Property: At the location designated by the Runnels County Commissioners Court, outside the front door of the Courthouse at 613 Hutchings Avenue, Ballinger, Runnels County, Texas, including the front landing and steps of the Courthouses which faces US Hwy 67, also known as Hutchings Avenue.

Notice: Because of the default in performance of the obligations of the Note, The City National Bank of Colorado City's Substitute 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 Deed of Trust.

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

FILED July 10th 2025
At 11:00 o'clock A M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Jennifer Hoffpauir Deputy

