

002216

January 6, 2026

2pgs

## NOTICE OF THE BANK AND TRUST, SSB'S 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:** November 21, 2025

**Deed of Trust:**

**Date:** January 28, 2019  
**Grantor:** Edwardo Villarreal  
**Grantor's County:** Runnels County, Texas  
**Beneficiary:** The Bank & Trust, SSB  
**Trustee:** Larry R. Davis, Jr.  
**Recorded in:** Deed of Trust dated January 28, 2019 recorded Volume 467, Page 156, Official Public Records of Runnels, County, Texas; and Modification, Renewal and Extension of Real Estate Note and Liens effective July 1, 2020, recorded in Volume 488, Page 225, Official Public Records of Runnels County, Texas; and Modification, Renewal and Extension of Real Estate Note and Liens effective September 1, 2020, recorded in Volume 491, Page 472, Official Public Records of Runnels County, Texas

**Property:** Being 107.50 acres (record call 112 acres) out of T.J. Allcorn Survey 506- 1/2, Abstract No. 1058, Runnels County, Texas and being the same tract as described in Deed from Marvin C. Hanz, trustee to Eugene Pavlicek dated December 19, 1961 and recorded as Volume 345, Page 150 of the Deed Records of Runnels County, Texas. Said 107.50 acres being more particularly described by metes and bounds in Exhibit "A" attached to the above referenced Deed of Trust.

COUNTY CLERK'S NOTE:  
No Attachment With  
Instrument

**Substitute Trustee:** Paul D. Stipanovic, or Greg Gossett, or Wesley M. Giesecke  
**Substitute Trustee's Mailing Address (Including County):** 2 S. Koenigheim, San Angelo,  
Tom Green County, Texas  
76903

**Date and Time of Sale of Property:** January 6, 2026 at 1:00 p.m. or within three hours thereafter.

**Place of Sale of Property:** At the location designated by the Runnels County Commissioners Court, at the area outside of the front door of the Courthouse, which faces U.S. Highway 67 (Hutchings Avenue), including the front landing and steps, Ballinger, Runnels County, Texas.

POSTED December 1st 2025  
 At 11:12 o'clock AM  
 Jennifer Hoffpauir  
 County Clerk, Runnels County, Texas  
 By Christi Hamed Deputy

