

NOTICE OF TRUSTEE'S SALE

DEC 09 2025

NINFA PREDDY
CLERK OF COUNTY COURT, CROCKETT CO., TX
DEPUTY
CLERK

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: December 8, 2025

Deed of Trust:

Date: February 9, 2023

Grantor: MARK ADAM ALVAREZ

Grantor's County: Crockett County

Beneficiary: Catherine M. Friend, Independent Executor of the Estate of Joe Friend, deceased
Trustee: GREG GOSSETT

Recorded in: Document No. 00000177645, Official Public Records of Crockett County, Texas.

Property: All of Lots S-2, S-3, S-4 & S-5, and that part of Lot B-7 (being described in deed from David Torres recorded in Volume 478, Page 126), all in Block 16, Town of Lima, a suburb of the Town of Ozona, Crockett County, Texas, and being all of the land in said Block 16 owned by Mark Adam Alvarez.

Trustee: GREG GOSSETT

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

Date and Time of Sale of Property: January 6, 2026 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 Crockett County Courthouse, 907 Ave D, Ozona, Crockett County, Texas.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

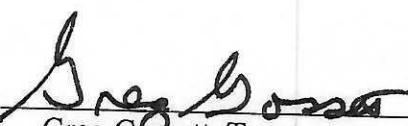
Notice: Because of default in performance of the obligations of the Deed of Trust, the Trustee for Catherine M. Friend, Independent Executor of the Estate of Joe Friend, deceased, will sell the

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 by law the Foreclosure Sale will necessarily be made subject to all prior matters of record 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, 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.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

By:



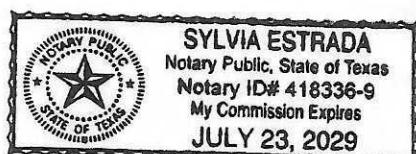
Greg Gossett, Trustee

2 S. Koenigheim St.

San Angelo, Texas 76903

STATE OF TEXAS
COUNTY OF TOM GREEN §
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This instrument was acknowledged before me by GREG GOSSETT, as Trustee under the Deed of Trust referred to above, this 8th day of December, 2025.





Notary Public – State of Texas