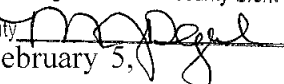


Posted
FILED FOR RECORD
TIME 3:06 pm

JAN 08 2019

NOTICE OF TRUSTEE'S SALE

Sharon Ferguson Brown County Clerk
Deputy 

You, DANI SOM and JAMES ORN, are hereby notified that on Tuesday, February 5, 2019, between the hours of eleven o'clock a m and two o'clock p m , at the South Broadway porch of the Brown County Courthouse located at 200 South Broadway, Brownwood, Brown County, Texas, the undersigned will sell at public auction to the highest bidder for cash the following described property

All that certain lot, tract or parcel of land lying and being situated in Brown County, Texas and being a part ante S St John Survey No 21, Abstract No 847, and described as follows

Being a part of the First Tract described as Tracts "A" and "B" in a deed from C R Anderson et ux, to Clyde Maner, et ux, dated October 22, 1953 and recorded in Volume 427, Page 132 of the Deed Records of Brown County, Texas, and hereinafter referred to as the Maner Tract, the land hereby conveyed being described by metes and bounds as follows

BEGINNING at a point in the present Northwest Right-of-Way line of the Main highway from Brownwood to Comanche, at the South corner of a tract conveyed by Clyde Maner and wife, to Mrs Emma Maner by deed dated the 18th day of October, 1956, recorded in Volume 449, Page 105 of the Deed Records of Brown County, Texas,

THENCE Northwest with the Southwest line of the tract conveyed to Mrs, Emma Maner 250 feet, more or less to the West corner of the tract conveyed to Mrs Emma Matter, to a point in the Northwest line of the original Maner tract.

THENCE South 80 (leg 35 min West with said original line 93 feet to point,

THENCE, Southeast and parallel with the Southwest line of the tract conveyed to Mrs Emma Maner 225 feet more or less, to point in said Northwest line of said Highway right-of-way,

THENCE North 69 deg East, with said line of said Highway, 93 feet to the Place of Beginning

The earliest time the sale will begin is 11 00 o'clock a m The address or other common designation of this real property is None

The sale will be made to satisfy the debt evidenced by a promissory Note dated November 24, 2009. effective November 10, 2009, in the original principal sum of \$54,000 00 executed by you as maker to Norma Jean LaQuey, as payee, and secured by and pursuant to a Power of Sale

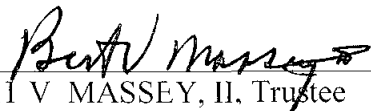
contained in the Deed of Trust dated November 24, 2009 and effective November 10, 2009 (referred to in this Notice of Sale as the "Deed of Trust") The Deed was executed by you as Grantor to Bert V Massey, II, as Trustee, for the benefit of Norma Jean LaQuey, and was recorded in Volume 1766 Page 876 of the Official Public Records of Brown County, Texas Steve LaQuey, the present holder and owner of the Note and Deed of Trust lien, has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in payment of the Note described in the Deed of Trust

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.

Your debt has been accelerated and the entire unpaid principal balance of your Note is now due and payable You owe Steve LaQuey the sum of \$33,808 04, plus attorney's fees Your debt has been accelerated because your failure to cure the default as was requested in numerous letters to you, the latest of which was sent August 20, 2018 and demanded of you overdue payments of \$9,748 50 plus attorney's fees due on or before ten (10) days from August 20, 2018

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust were assigned to Steve LaQuey as a result of the debt to Norma Jean LaQuey and the execution of a Transfer of Lien dated December 10, 2015 between Steve LaQuey and Connie Vance, the sole heirs or devisees of Norma Jean LaQuey, recorded in Volume 189, Page 74, Official Public Records of Brown County, Texas

EXECUTED this 07th day of January, 2019


BERT V MASSEY, II, Trustee
201 South Broadway
Brownwood, TX 76801

FILED FOR RECORD
TIME _____

JAN 08 2019

Sharon Ferguson, Brown County Clerk
Deputy _____