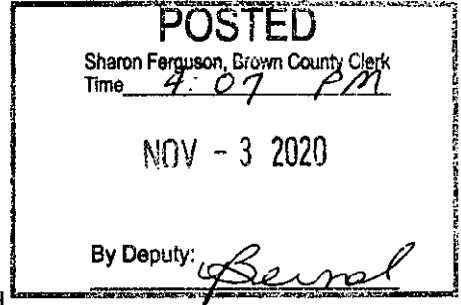


NOTICE OF FORECLOSURE SALE

2411 Monticello Street, Brownwood, Brown County, Texas

Deed of Trust ("Deed of Trust"):

Dated: November 8, 2018
Grantor: Wayland H. Dixon
Trustee: John P. Guest
Lender: Citizens National Bank at Brownwood



Recorded in: Instrument No. 1807492, Official Public Records of Brown County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$100,000.00, executed by Wayland H. Dixon ("Borrower") and payable to the order of Lender

Legal Description: All of that certain tract or parcel of land lying and situated in Brown County, Texas, being the NE 85.0 feet of Lot No. 9, Block B, Monticello Addition to the City of Brownwood, Texas, as shown in Volume 3, Page 9, Plat Records of Brown County, Texas being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described herein and all rights and appurtenances thereto.

Substitute Trustee: Chris Brown, Michael L. Smith and/or Stephen E. Haynes

Foreclosure Sale:

Date: Tuesday, December 1, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 and not later than three hours thereafter.

Place: Front steps of the Brown County Courthouse located at 200 South Broadway, Brownwood, Brown 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 Citizens National Bank at Brownwood's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens National Bank at Brownwood, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens National Bank at Brownwood's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens National Bank at Brownwood's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

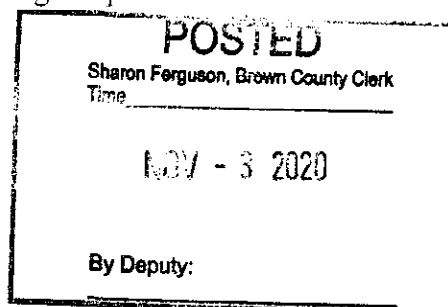
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Citizens National Bank at Brownwood passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. 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 and/or security interest of the Deed of Trust by Citizens National Bank at Brownwood. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

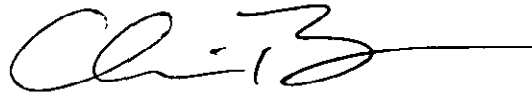
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.



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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Chris Brown
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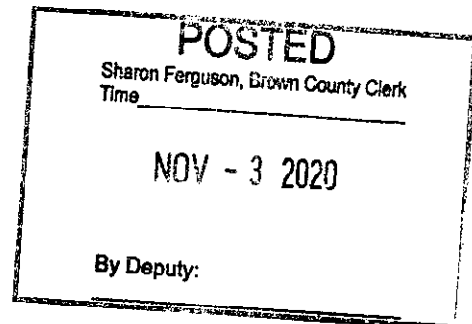


EXHIBIT "A"

All that certain tract or parcel of land lying and situated in Brown County, Texas, being the NE 85.0 feet of Lot No. 9, Block B, Monticello Addition to the City of Brownwood, Texas, as shown in Volume 3, Page 9, Plat Records of Brown County, Texas described by metes and bounds as follows:

BEGINNING at a 1/2" rebar found on the NW line of Monticello Drive, 5.0 feet N. 46 deg. 06'E from the East corner of Lot No. 8 and South corner of Lot No. 9 for the South corner of this tract;

THENCE, N 44 deg. 04'35"W 125.00 feet along the NE line of a tract described in a deed to Morris R. Horton recorded in Volume 1152, page 226, Real Property Records of same and partly along a fence line to a 1/2" rebar found NW from a corner post on the SE line of a 20 foot alley for the West corner of this tract;

THENCE N 46 deg. 06"E 85.00 feet along said alley and a fence to a 1/2" rebar found on the NW side of a corner post for the North corner of this tract;

THENCE S 44 deg. 04'35"E 125.00 feet along the SW line of Lot No. 10 and partly along a fence line to a 1/2" rebar found on the NW line of Monticello Drive for the East corner of this tract;

THENCE S 45 deg. 06'W 85.00 feet along said SW line to the point of beginning and being the same property conveyed by deed from John E. Barton et ux to Kevin Vansau et ux dated April 12, 1994, recorded in Volume 1162, Page 531, Real Property records of Brown County, Texas.

