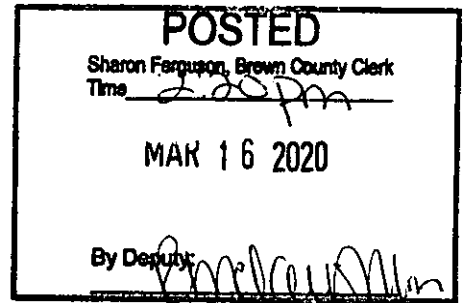


Notice of Foreclosure Sale

March 11, 2020



Deed of Trust ("Deed of Trust"):

Dated: May 4, 2015

Grantor: Jason Traweek and Lindsey Traweek

Trustee: Mark T. Bessent

Lender: Rocky Black and Dorothy Black, husband and wife

Recorded in: Volume 161, Page 324 of the Official Public Records of Brown County, Texas

Legal Description: All that certain lot, tract or parcel of land lying and being situated in Brown County, Texas, and being described as the East part of Lot No. 5, in Block No. 1, of the J.B. Snow Addition in the City of Bangs, Brown County Texas, according to the plat of said addition of record in Volume 2, Page 81, Plat Records of Brown County, Texas, and being further described by metes and bounds as follows, to wit:

BEGINNING at a railroad spike set at the N.E. corner of said Lot 5 in the South line of Spencer Street for N.E. corner of this;

THENCE West 89.0 feet to a railroad spike set in chain link fence in North line of said Lot 5 and South line of Spencer Street for N.W. corner of this;

THENCE S 2 deg. 11 min. E 105.1 feet to railroad spike set in the South line of said Lot 5 for S.W. corner of this;

THENCE East 85.0 feet to railroad spike set at the S.E. corner of this;

THENCE North 105 feet to the Place of BEGINNING.

Secures: Promissory Note in the original principal amount of \$51,000.00, executed by Jason Traweek and Lindsey Traweek ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 7, 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 A.M. and not later than three hours thereafter.

Place: South Porch of the Brown County Courthouse, located at 200 S. Broadway, Brownwood, Texas 76801.

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 Rocky Black'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, Rocky Black and Dorothy Black, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Rocky Black and Dorothy Black's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Rocky Black and Dorothy Black'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

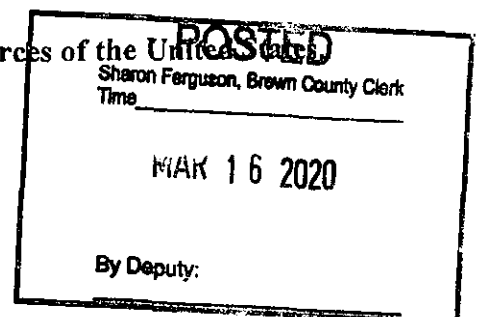
If Rocky Black and Dorothy Black pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Rocky Black. 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.

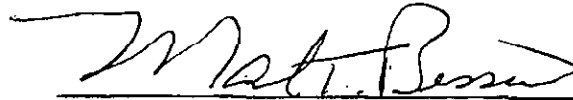
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.



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