

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by LY HOUR TEP of Brown County, Texas, dated March 3, 2016, and duly recorded at Volume 195, Page 45 of the Official Public Records of Brown County, Texas, I will sell, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on:

Tuesday, the 5th day of October, 2021

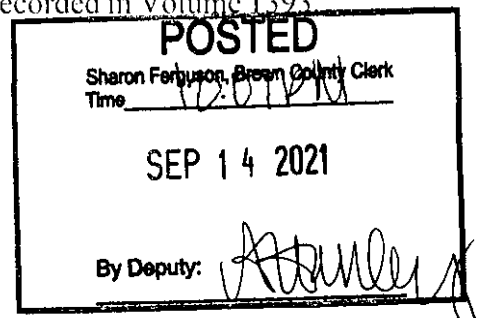
(that being the first Tuesday of said month), at public auction to the highest bidder for cash before the courthouse door at 200 South Broadway, Brownwood, Brown County, Texas, between the hours of ten o'clock a.m. and one o'clock p.m. of that day, the following described property, to-wit:

A 1.87 acre tract of land out of and part of the H. H. Hall Survey No. 49, Abstract No. 400, City of Brownwood, Brown County, Texas, being that same tract of land described in a deed to Joe Gonzalez, et ux recorded in Volume 1461, Page 633, Real Property Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for a common corner between said Gonzalez tract and a tract of land described in a deed to Richard T. Manley, et ux recorded in Volume 1405, Page 714, of said Real Property Records, same being the South corner of this described tract, said point being located in the Northwest line of Idlewild Dr.;

Thence N 46° 43' 24" W, 491.40 feet along the common line between said Gonzalez tract and Manley tract, same being the Southwest line of this described tract, to a 3/8" rebar rod (leaning) (control monument) found for a common corner between said Gonzalez tract and Manley tract, same being the West corner of this described tract, said point being located in the Southeast line of Weedon's Addition to the City of Brownwood, Brown County, Texas, according to the plat or map thereof recorded in Volume 1, Page 44, Plat Records, Brown County, Texas;

Thence N 43° 38' 13" E, 166.40 feet along the common line between said Gonzalez tract, Weedon's Addition and a tract of land described in a deed to Brad Simpson recorded in Volume 1522, Page 470, of said Real Property Records, same being the Northwest line of this described tract, to a ½" rebar rod (control monument) found for a common corner between said Gonzalez tract, Simpson tract and a tract of land (Tract No. One) described in a deed to Virginia L. Surley recorded in Volume 1393, Page 364, of said Real Property Records;



Thence with a fence and along the common line between said Gonzalez tract and Surley tract, same being the Northeast line of this described tract, the following courses and distances:

S 46° 46' 11" E, 189.40 feet, to a 3" pipe post (control monument) found for a common corner between said Gonzalez tract and Surley tract, same being an angle corner of this described tract;

S 46° 30' 10" E, 299.70 feet, to a chain-link post (control monument) found for a common corner between said Gonzalez tract and Surley tract, same being the East corner of this described tract, said point being located in the Northwest line of previously mentioned Idlewild Dr.;

Thence S 42° 50' 29" W, 165.40 feet along the common line between said Gonzalez tract and Idlewild Dr., same being the Southeast line of this described tract, to the place of beginning and containing 1.87 acres of land.

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 the original lender or the assigned current lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

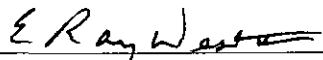
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

EXECUTED this 14th day of September, 2021.



E. RAY WEST, III, Trustee