

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust ~~By Deed~~ by VIKKI RICKARD of Brown County, Texas, dated August 15, 2019 and duly recorded as Instrument #1904901 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 6th day of April, 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:

Field notes of a 5.428 acre tract of land in Brown County, Texas, being out of the H.T. & B. R. Company Section No. 9, Abstract No. 461, also being out of that tract in a Deed from Wilbert Voshelle et ux, to Randall Smith, dated November 12, 1982 and recorded in the Deed Records of Brown County, Texas, and said 5.428 acre tract being herein described by metes and bounds as follows:

BEGINNING at an iron pin set by a corner post in the South line of Highway No. 67 and on the Northeast corner of said Voshelle Tract, and on the Northwest corner of the Harold Steele Tract for the Northeast corner hereof;

THENCE N 89° 15' W 337.00 ft with the North line of said Voshelle Tract and said South line of Highway No. 67 to an iron pin for the Northwest corner hereof;

THENCE S 0° 14' W 712.00 ft to an iron pin set in the South line of said Voshelle Tract and in the North line of the G.C. & S.F.R.R. Company R.O.W. for the Southwest corner hereof;

THENCE N 88° E 335.1 ft with a fence on said North line of the R.R. Company R.O.W. and said South line of the Voshelle Tract to an iron pin and corner post set on the Southeast corner of said Voshelle Tract and the Southwest corner of said Steele Tract for the Southeast corner hereof;

THENCE N 0° 23' W 695.9 ft with a fence on the East line of said Voshelle Tract and the West line of said Steele Tract to the place of beginning and containing 5.428 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

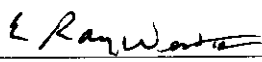
that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the original lender 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, 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.

EXECUTED this 15th day of March, 2021.



E. RAY WEST, III, Substitute Trustee

