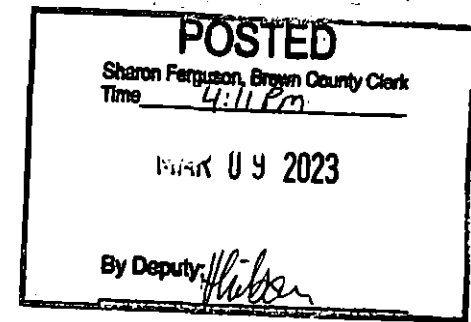


Notice of Substitute Trustee's Sale



Date: March 9, 2023

Trustee: Christopher D. Brown

Trustee's Address: 309 N. Fisk Ave, Brownwood, Texas 76801

Mortgagee: James Daniel Cox

Note: Note dated September 1, 2021 in the amount of \$23,000.00

Deed of Trust

Date: September 1, 2021

Grantor: Albert Salazar

Mortgagee: James Daniel Cox

Recording information: Instrument Number 2106346, Official Public Records of Brown County, Texas

Property:

All those certain lots, tracts or parcels of land lying and being situated in Brown County, Texas, and being Lot Nos. 33,34 and 35 in Block No. 6, of Lamar Terrace Addition to Lake Brownwood, Texas, as shown by the map or plat of said addition recorded in Volume 2, Page 327, of the Plat Records of Brown County, Texas, and being the same property as Lots 33, 34, and 35 in Block 6 of Lakeview Estates Addition to Lake Brownwood, Texas, said Lakeview Estates Addition being a replat and rededication of Lamar Terrace Addition, and the plat of Lakeview Estates Addition appearing in Volume 3, Page 50 of the Plat Records of Brown County, Texas.

County: Brown County, Texas

Date of Sale (first Tuesday of month): April 4, 2023

Time of Sale: April 4, 2023 at 10 AM, or no later than three (3) hours after such time, in Brown County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash.

Place of Sale: The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE

FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

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.

Christopher D. Brown is Substitute Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Christopher D. Brown
309 N. Fisk Ave, Brownwood, Texas 76801

