

23TX453-0005
3818 CRESTRIDGE DRIVE, BROWNWOOD, TX 76801

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING LOT NO. 10, IN BLOCK NO. 1, SECTION ONE, SOUTHERN HILLS ADDITION, AN ADDITION TO THE CITY OF BROWNWOOD, AS SHOWN BY THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 4, PAGE 29, PLAT RECORDS OF BROWN COUNTY, TEXAS.

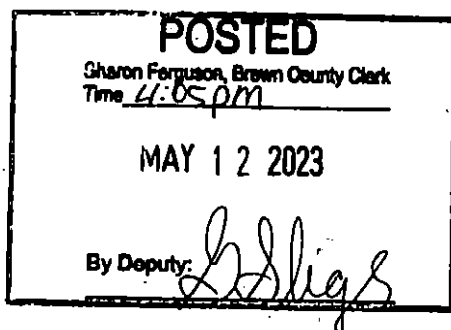
Security Instrument: Deed of Trust dated September 8, 2020 and recorded on September 8, 2020, as Instrument Number 2005167 in the real property records of BROWN County, Texas, which contains a power of sale.

Sale Information: June 06, 2023, at 10:00 AM, or not later than three hours thereafter, at the front porch of the Brown County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by BEAUFORT VENZOR secures the repayment of a Note dated September 8, 2020 in the amount of \$91,818.00. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, whose address is c/o Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and Shellpoint Mortgage Servicing is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

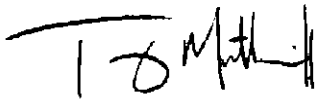
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024

Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Stone, Linda J. Reppert, Howard Whitney, Linda Reppert, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Louis C. Starzel, declare under penalty of perjury that on the 12th day of May, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BROWN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

