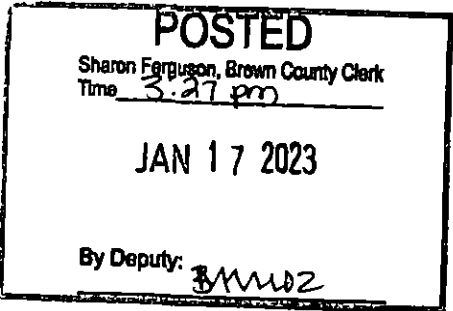


NOTICE OF TRUSTEE'S SALE



Date: January 17, 2023

Contract for Deed

Contract for Deed dated July 3, 2014, in the original principal amount of \$40,500.00, executed by Jeremy Watson and Bonnie Watson

Seller: Randal Boone and Linda Boone

Purchaser: Jeremy Watson and Bonnie Watson

Property:

A three bedroom wood frame house on pier and beam with 3 acres of land, located at 10255 US Highway 183 North, May, Texas 76857. Furthermore, described as:

All that certain 3.00 acre tract, lot or parcel of land being out of the Osburn Dalton Survey no. 26, Abstract no. 244, being situated in Brown County, Texas, and being part of a former 132.108 acre tract as conveyed to B.A. Cooper by deed dated February 28, 1985, and being of record in Volume 880, page 597, Deed Records of Brown County, Texas:

BEGINNING at an iron rod set in the westerly line of US highway 183, being the South East Corner of said 132.108 acre tract for the South East Corner of this;

THENCE N 76-01 W, with the occupied fence lines 435.6 feet, to an iron rod set for the South West Corner of this tract;

THENCE N 14-44 E, 300.0 feet, to an iron rod set for the North West Corner of this;

THENCE 76-01 E, 435.6 feet, to an iron rod set in the westerly line of said Highway, for the North East Corner of this tract;

THENCE S 14-44 W, with the westerly line of said Highway, 300.00 Feet to the place of beginning and calculated to contain 3.00 acres of land in area, being that same land and premises described in a Warranty Deed dated May 14th, 1985, executed by B.A. Cooper to William V. Long and wife, Lillie May Long, Recorded in Volume 888, Page 185, of the Deed Records of Brown County, Texas, record reference to which is here made for all purposes.

Recording information: Volume 130, Page 653 of the Official Public Records of Brown County, Texas

Trustee: Jason M. Johnson

Date of Sale (first Tuesday of the month): Tuesday, February 7, 2023

Time of Sale: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. central standard time, the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place of Sale: Southside steps of the Brown County Courthouse, Brownwood, Texas

Default has occurred in the Contract for Deed. Purchaser has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash as the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Jason M. Johnson, Trustee

<p>POSTED Sharon Ferguson, Brown County Clerk Time _____ JAN 17 2023 By Deputy:</p>
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