

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BROWN County

Deed of Trust Dated: October 26, 2004

Amount: \$47,108.00

Grantor(s): ANGELA YANCEY and OSCAR B YANCEY JR

Original Mortgagee: NATIONAL CITY MORTGAGE CO DBA ACCUBANC MORTGAGE

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 8295

Legal Description: SEE "EXHIBIT A"

WHEREAS OSCAR B YANCEY JR is deceased.

Date of Sale: May 3, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BROWN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

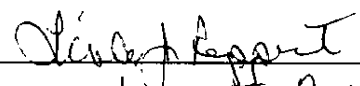
~~RAMIRO CUEVAS OR KRISTOPHER HOLUB, LINDA J. REPERT, JUANITA COX, JIMMY CARROLL BREWER, HOWARD WHITNEY, DYLAN RUIZ OR STEPHEN RAWLINGS~~ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

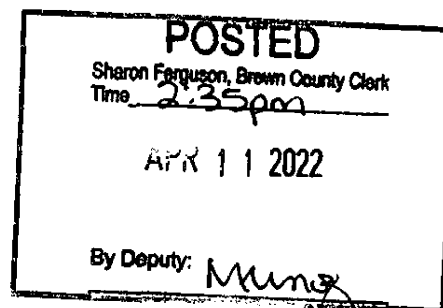
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adams Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-000663


Printed Name: LINDA S. REPERT
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618



STATE OF TEXAS

COUNTY OF BROWN

Before me, the undersigned authority, on this 11th day of April 2022, personally appeared Linda Reppert, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Cristy A. Herrada
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-000663

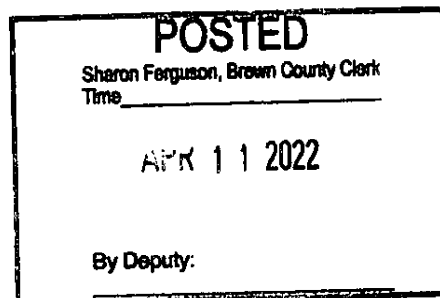
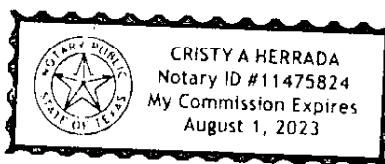


EXHIBIT "A"
FIELD NOTES - 1704 TULANE DRIVE

FIELD NOTES for a tract of land in Brown County, Texas, said tract being all of Lot 2, Block J, of the River Oaks Addition, Section 4 to the City of Brownwood, according the plat of record recorded in Volume 3, Page 53, Plat Records of Brown County, Texas, said tract being one of the tracts described in a deed from Marilyn Smith Griffin and Frank Griffin to Marilyn Griffin Dunham as recorded in Volume 1477, Page 29, Real Property Records of Brown County, Texas, said tract being sometimes known as 1704 Tulane Drive and being more fully described as follows:

BEGINNING at a 3/4" iron stake found in the ground in the Southwest line of Tulane Drive, said stake marking the West corner of said Lot 2;

THENCE N 45° 00' 00" E 80.00' along said Southwest line to a 1/2" iron stake found in the ground, said stake marking the North corner of said Lot 2;

THENCE S 45° 00' 00" 133.40' to a 3/8" iron stake set in the ground in the Northwest line of a 20' alley, from which a stake found bears N 38° 59' 49" E 2.67', said 3/8" stake marking the East corner of said Lot 2;

THENCE S 45° 00' 00" 80.00' along said Northwest line to a 3/8" iron stake set in the ground, said stake marking the South corner of said Lot 2;

THENCE N 45° 00' 00" 133.40' along a fence line and the extension thereof to the place of **BEGINNING**.

