

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BROWN County

Deed of Trust Dated: July 11, 2018

Amount: \$67,750.00

Grantor(s): LORENA BEAL

Original Mortgagee: ROYAL UNITED MORTGAGE LLC

Current Mortgagee: ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK

Mortgagee Address: ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK, 3201 ORCHARD ROAD, OSWEGO, IL 60543

Recording Information: Document No. 1804533

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: April 2, 2024 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 REPERT, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, JUANITA COX, JIMMY CARROLL BREWER, DYLAN RUIZ, STEPHEN RAWLINGS, LAMAR CRAVENS, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON, KIM ANDERSON, RON ANDERSON, LOUIS STARZEL, TOM SWEARINGEN OR JUSTIN SLONE 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.

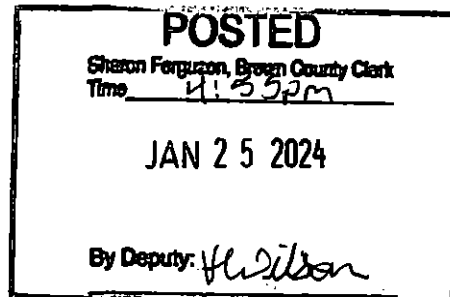
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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 Anna Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-005490

Printed Name: KEVIN KEY

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618



**EXHIBIT "A"**

0.29 acres out of Lot 4, Block 23, Coggin Addition to the City of Brownwood, Brown County, Texas, as shown on the Plat recorded in Volume 1, Page 120C, Plat Records, Brown County, Texas, and being the same land as described in deed recorded in Volume 1722, Page 807, Official Public Records, Brown County, Texas.

**BEGINNING** at a 5/8" iron pin found in a concrete curb in the Northeast line of Durham Avenue, being S 31° 30' 00" E 60.00' from the West corner of Lot 4, being the South corner of a tract described in Volume 1298, Page 508, Official Public Records, the West corner of Volume 1722, Page 807, and being the West corner of this tract;

**THENCE** N 54° 00' 00" E 192.50' to a fence in the Southwest line of a 15' alley for the East corner of Volume 1298, Page 508, the North corner of Volume 1722, Page 807, and being the North corner of this tract;

**THENCE** S 31° 30' 00" E with the alley 65.00' to a 3/8" iron pin found at a fence corner for the North corner of tract described in Volume 1271, Page 420, Official Public Records, the East corner of Volume 1722, Page 807, and being the East corner of this tract;

**THENCE** S 54° 00' 00" W 192.50' to a 5/8" iron pin found in a concrete curb and in the Northeast line of Durham Avenue for the West corner of Volume 1271, Page 420, the South corner of Volume 1722, Page 807, and being the South corner of this tract;

**THENCE** N 31° 30' 00" W with the Northeast line of Durham Avenue and the Southwest line of Lot 4 a distance of 65.00' to the place of beginning and containing 0.29 acres of land.

<p><b>POSTED</b> Sharon Ferguson, Brown County Clerk Time <u>4:55pm</u>  JAN 25 2024  By Deputy: <u>flw</u></p>
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