

Notice of Foreclosure Sale

1. **Property to Be Sold.** The property to be sold is described as follows:
A 0.21-acre tract of land out of and part of Lot 6, Block 7, Coggin Addition, City of Brownwood, Brown County, Texas and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the deed of trust recorded in Instrument No. 2006818 of the Real Property Records of Brown County, Texas
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: July 2, 2024

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Brown County Courthouse in Brownwood, Texas, at the following location: the South Broadway porch of the Brown County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made

subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

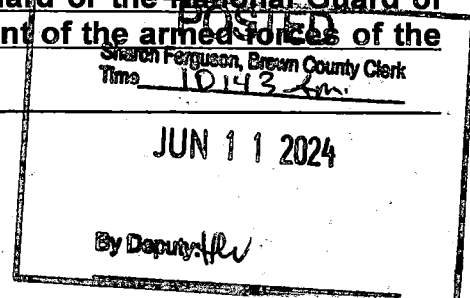
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by RENEW BROTHERS LLC.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$29,600.00, executed by RENEW BROTHERS LLC, and payable to the order of TEXASBANK; and (b) all renewals and extensions of the note. TEXASBANK is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned at 207 N. Fisk, Brownwood Texas 76801 or to the beneficiary, TEXAS BANK at 400 Fisk Avenue, Brownwood Texas 76801.

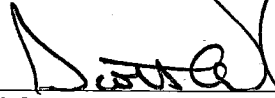
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.

Dated June 11, 2024.



SCOTT A. MORELOCK
207 N. Fisk Ave.
Brownwood, TX 76801
325-646-9795 - Telephone
325-646-7855 - Fax

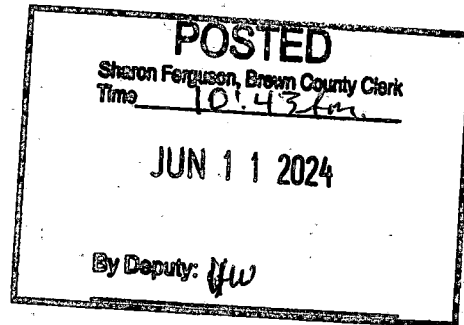
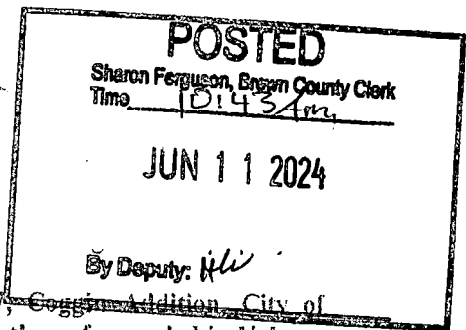


Exhibit "A"
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A 0.21 acre tract of land out of and part of Lot 6, Block 7, ~~Coggin Addition~~, City of Brownwood, Brown County, Texas, according to the plat or map thereof recorded in Volume 1, Page 120A, Plat Records, Brown County, Texas, being that same tract of land described in a deed to Curtis Paskewitz et. ux. recorded in Volume 92, Page 868, Official Public Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3/8" rebar rod found with a survey cap stamped Polaski 2276 (control monument) in the common line between said Block 7 and Vine Street, for a common corner between said Lot 6 and Lot 5 of said Block 7, same being a common corner between said Paskewitz tract and a tract of land described in a deed to Winston Willis et. ux. recorded by Instrument Number 1805088, Official Public Records, Brown County, Texas, for the East corner of this described tract;

Thence S 47° 46' 09" W, 197.79 feet along the common line between said Lot 6 and said Lot 5, same being the common line between said Paskewitz tract and said Willis tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the Northeast line of a 15' alley, for a common corner between said Lot 6 and said Lot 5, same being a common corner between said Paskewitz tract and said Willis tract, for the South corner of this described tract;

Thence N 34° 24' 38" W, 26.84 feet along the common line between said Lot 6 and said 15' alley, same being the Southwest line of said Paskewitz tract, to a 1/2" rebar rod (control monument) found for a common corner between said Paskewitz tract and a tract of land described in a deed to Donald D. Isham et. ux. recorded by Instrument Number 1701761, Official Public Records, Brown County, Texas, for the West corner of this described tract; from which a 3/8" rebar rod found with a survey cap stamped Polaski 2276 (control monument) for the West corner of said Lot 6 and said Isham tract bears N 34° 24' 38" W, 150.20 feet;

Thence N 47° 38' 50" E, 62.03 feet over and across said Lot 6 along the common line between said Paskewitz tract and said Isham tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Paskewitz tract and said Isham tract, for an angle corner of this described tract;

Thence N 34° 26' 28" W, 28.23 feet over and across said Lot 6 along the common line between said Paskewitz tract and said Isham tract, to a 3/8" rebar rod (control monument) found for a common corner between said Paskewitz tract and a tract of land described in a deed to Zachary Radenz recorded by Instrument Number 1903514, Official Public Records, Brown County, Texas, for an angle corner of this described tract;

Thence N 47° 43' 40" E, 136.03 feet over and across said Lot 6 along the common line between said Paskewitz tract, said Radenz tract and a tract of land described in a deed to Christy Constantin recorded in Volume 1750, Page 396, Real Property Records, Brown County, Texas, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Block 7 and previously mentioned Vine Street, for a common corner between said Paskewitz tract and said Constantin tract, for the North corner of this described tract; from which a 1/2" rebar rod (control monument) found for the North corner of said Block 7 and said Constantin tract bears N 34° 10' 25" W, 120.78 feet;

Thence S 34° 10' 25" E, 55.34 feet along the common line between said Block 7 and said Vine Street, same being the Northeast line of said Paskewitz tract, to the place of beginning and containing 0.21 acres of land.

Note: All bearings were based on GPS observations, NAD83 Texas Central 4203 (Epoch 2011).