

NOTICE OF FORECLOSURE SALE

1790 County Road 382, Early, Texas 76802; and
1850 County Road 382, Early, Texas 76802

Deed of Trust ("Deed of Trust"):

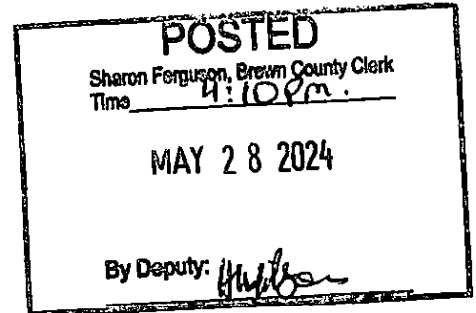
Dated: November 30, 2016

Grantors: Alonzo Wilson and Joann Wilson

Trustee: John P. Guest

Lender: Citizens National Bank at Brownwood

Recorded as: Instrument Number 1607229, Official Public Records of Brown County, Texas



Legal Description:

Tract 1

All of that certain 0.348 acre tract or parcel of land being part of Lot No.2 and Lot No.3 of the Clay's Airport Subdivision, being out of the William Viser Survey 21, Abstract No. 932, being situated in Brown County, Texas, and being 3.48333 miles N 24° 27' 32.6" E of the Court House of Brown County, Texas, and being 29.58003 miles N 34° 41' 07.8" E of the Geographical Center of the State of Texas, said Subdivision being of record in Volume 1, Page 184, of the Plat Records of Brown County, Texas, and being part of a 2.162 acre tract conveyed by deed from L.B. Bowman et ux, to Michael A. Edmonson et ux, dated April 29, 1996, and being of record in Volume I 226, Page 786, of the Real Property Records of Brown County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract 2

All of that certain 0.255 acre tract or parcel of land being part of Lot No.3 of the Clay's Airport Subdivision being out of the William Viser Survey 21, Abstract No. 932, being situated in Brown County, Texas, and being 3.48333 miles N 24° 27' 32.6" E of the Court House of Brown County, Texas, and being 29.58003 miles N 34° 41' 07.8" E of the Geographical Center of the State of Texas, said Subdivision being of record in Volume 1, Page 184, of the Plat Records of Brown County, Texas, and being part of a 2.162 acre tract conveyed by deed from L.B. Bowman et ux, to Michael A. Edmonson et ux, dated April 29, 1996, and being of record in Volume 1226, Page 786, of the Real Property Records of Brown County, Texas, and is being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract 3

All of that certain 1.565 acre tract or parcel of land being out of the William Viser

Survey 21, Abstract No. 932, being situated in Brown County, Texas and being 3.48333 miles N 24 deg. 27' 32.6" E of the Court House of Brown County, Texas and being 29.58003 miles N 34 deg. 41' 07 .8" E of the Geographical Center of the State of Texas and being part of a 2.162 acre tract conveyed by deed from L.B. Bowman et ux, to Micharl A. Edmonson et ux, dated April 29, 1996 and being of record in Volume 1226, Page 786 of the Real Property Records of Brown County, Texas and is being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$34,500.00, executed by Michael A. Clifford and Staci M. Clifford ("Borrowers") and payable to the order of Lender

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described herein and all rights and appurtenances thereto.

Substitute Trustee: Christopher D. Brown

Foreclosure Sale:

Date: Tuesday, July 2, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

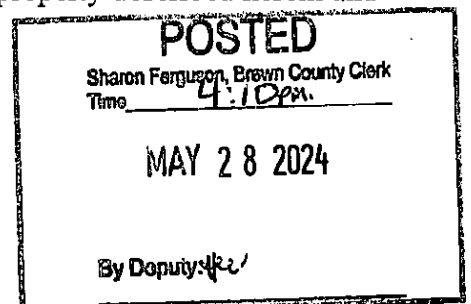
Place: Front steps of the Brown County Courthouse located at 200 South Broadway, Brownwood, Brown County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens National Bank at Brownwood bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens National Bank at Brownwood, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens National Bank at Brownwood's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens National Bank at Brownwood's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of



Sale described above, the Deed of Trust, and applicable Texas law.

If Citizens National Bank at Brownwood passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

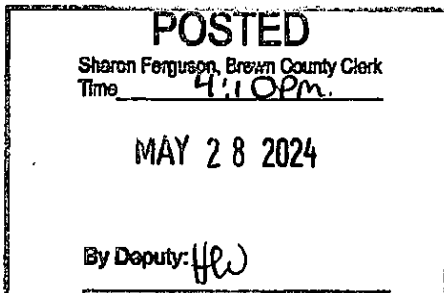
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens National Bank at Brownwood. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Christopher Brown wp: Lillie Chastain
Christopher D. Brown
Attorney for Citizens National Bank at Brownwood
Haynes Law Firm, P.C.
309 N. Fisk
Brownwood, Texas 76801
Telephone (325) 646-2821
Facsimile: (325) 643-3105
Email: cbrown@haynesfirm.com

POSTED
Sharon Ferguson, Brown County Clerk
Time 4:10 pm.

MAY 28 2024

By Deputy: *HW*

EXHIBIT "A"

Tract One:

All of that certain 0.348 acre tract or parcel of land being part of ~~Lot No. 2 and Lot No. 3~~ of the Clay's Airport Subdivision, being out of the William Viser Survey 21, Abstract No. 932, being situated in Brown County, Texas, and being 3.48333 miles N 24° 27' 32.6" E of the Court House of Brown County, Texas, and being 29.58003 miles N 34° 41' 07.8" E of the Geographical Center of the State of Texas, said Subdivision being of record in Volume 1, Page 184, of the Plat Records of Brown County, Texas, and being part of a 2.162 acre tract conveyed by deed from L. B. Bowman et ux, to Michael A. Edmonson et ux, dated April 29, 1996, and being of record in Volume 1226, Page 786, of the Real Property Records of Brown County, Texas, and is further described as occupied;

BEGINNING at a 1/2" iron rod found in place in the northeasterly line of County Road No. 382, being the Southerly Corner of said 2.162 acre tract and in the southwesterly line of Lot No. 2 of said Clay's Airport Subdivision, for the South Corner of this;

THENCE N 46° 53' 26" W, with said County Roadway, passing the West Corner of Lot No. 2, and continuing with a total distance of 161.54 feet to a 1/2" iron rod set, being the South Corner of a 0.255 acre tract being part of said 2.162 acre tract, for the West Corner of this;

THENCE N 44° 02' 10" E, with southeast line of said 0.255 acre tract, 102.20 feet to a 1/2" iron rod set being the East Corner of said 0.255 acre tract and in the northeasterly line of Lot No. 3, for the North Corner of this;

THENCE S 46° 59' 36" E, with the northeasterly line of said Subdivision passing the North Corner of said Lot No. 2, and continuing with a total distance of 134.87 feet to a 1/2" iron rod found in place, being a southeasterly corner of said 2.162 acre tract, for the East Corner of this;

THENCE S 29° 23' 06" W, with southeasterly line of said 2.162 acre tract, 105.44 feet to the Place of Beginning and calculated to contain 0.348 acre of land in area.

Tract Two:

All of that certain 0.255 acre tract or parcel of land being part of Lot No. 3 of the Clay's Airport Subdivision being out of the William Viser Survey 21, Abstract No. 932, being situated in Brown County, Texas, and being 3.48333 miles N 24° 27' 32.6" E of the Court House of Brown County, Texas, and being 29.58003 miles N 34° 41' 07.8" E of the Geographical Center of the State of Texas, said Subdivision being of record in Volume 1, Page 184, of the Plat Records of Brown County, Texas, and being part of a 2.162 acre tract conveyed by deed from L. B. Bowman et ux, to Michael A. Edmonson et ux, dated April 29, 1996, and being of record in Volume 1226, Page 786, of the Real Property Records of Brown County, Texas, and is further described as occupied;

BEGINNING at a 1/2" iron rod found in place by a fence corner post, in the northeasterly line of County Road No. 382, being the West Corner of Lot No. 3, of said Clay's Airport

Subdivision, and a southeasterly corner of said 2.162 acre tract for the West Corner of 24
this;

THENCE N 28° 11' 56" E, with fence line along the northwesterly line of said Lot No. 3 and
said 2.162 acre tract, 105.52 feet to a 1/2" iron rod found by fence corner post, being the
Northerly Corner of Lot No. 3, and the Interior Corner of said 2.162 acre tract, for the
North Corner of this;

THENCE S 46° 59' 36" E, with the northeasterly line of said Lot No. 3, 123.29 feet to a 1/2"
iron rod set, being the North Corner of a 0.348 acre tract of said 2.162 acre tract, for the
East Corner of this;

THENCE S 44° 02' 10" W, with northwesterly line of said 0.348 acre tract, 102.20 feet to a
1/2" iron rod set in the northeasterly line of said County Road, being the West Corner of
said 0.348 acre tract, for the South Corner of this;

THENCE N 46° 53' 26" W, with said County Roadway, 94.48 feet to the Place of Beginning
and calculated to contain 0.255 acre of land in area.

Tract Three:

All of that certain 1.565 acre tract or parcel of land being out of the William Viser Survey
21, Abstract No. 932, being situated in Brown County, Texas and being 3.48333 miles N 24
deg. 27' 32.6" E of the Court House of Brown County, Texas and being 29.58003 miles N 34
deg. 41' 07.8" E of the Geographical Center of the State of Texas and being part of a 2.162
acre tract conveyed by deed from L.B. Bowman et ux, to Michael A. Edmonson et ux, dated
April 29, 1996 and being of record in Volume 1226, Page 786 of the Real Property Records
of Brown County, Texas and is further described as occupied;

BEGINNING at a 1/2" iron rod found by fence corner post at the East Corner of said 2.162
acre tract, for the Easterly Corner of this;

THENCE South 24 deg. 39 minutes 03 seconds West, with the southeasterly line of said
2.162 acre tract, 130.08 feet to a 1/2" iron rod found being in the northeasterly line of Lot
No. 2 of the Clay's Airport Subdivision as shown in Volume 1, Page 184 of the Plat Records
of said County, being a easterly corner of said 2.162 acre tract, for the South Corner of
this;

THENCE with the northeasterly lines of said Clay's Subdivision, North 46 degrees 59
minutes 36 seconds West, passing the Northerly Corner of Lot No. 2, and continuing with a
total distance of 134.87 feet to a 1/2" iron rod set being the North Corner of a 0.3484 acre
tract of said 2.162 acre tract, and continuing with northeasterly lines of said Subdivision
and southwesterly line of said 2.612 acre tract, North 46 degrees 58 minutes 07 second
West, passing the north corners of Lots 4 and 5, a total distance of 289.37 feet to a 1/2" iron
rod found in place by a fence corner post, being the Westerly Corner of said 2.162 acre
tract, for the Westerly Corner of this;

THENCE North 28 degrees 37 minutes 55 seconds East, with fence line along the
northwesterly line of said 2.162 acre tract, 131.90 feet to a 1/2" iron rod found by fence
corner post, being the Northerly Corner of said 2.162 acre tract, for the Northerly Corner
of this;

POSTED
Sharon Ferguson, Brown County Clerk
Time 4:10 PM
MAY 28 2024
By Deputy: *fw*

THENCE South 46 degrees 31 minutes 19 seconds East, with fence line along the northeasterly line of said 2.162 acre tract, 539.3 feet to the Place of Beginning and calculated to contain 1.565 acres of land in are, said notes being the result of a survey made on the ground by Don T. King on or about May 5, 2008.

TOGETHER WITH all improvements including Bendix Model Manufactured Home Label No. TRA0005144, Serial No. FB0496A.

