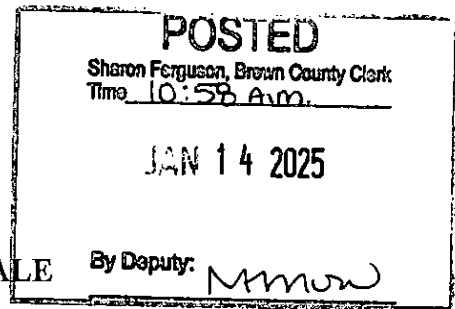


Lots 298 and 268 – Oak Point Subdivision



NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as Lots 298 and 268 of the Oak Point Subdivision, as described in the map and plat thereof recorded in the Plat Records of Brown County, Texas.
- Authority:** The lien sought to be foreclosed is a property owners' association assessment lien under Chapter 209 of the Texas Property Code. The dedicatory instruments creating the lien and the power of sale are indexed and recorded in the real property records of Brown County, Texas at Volume 1633, Page 285 and under Instrument #2305036. The lien to be foreclosed is indexed and recorded under Instrument No. 2403859 in the real property records of Brown County, Texas.
- The foreclosure is further authorized by the Expedited Order Allowing Foreclosure signed and filed on December 16, 2024 in Cause no. CV2411356 in the 35th District Court of Brown County, Texas.
- Sale Information:** February 4, 2025 at 10 a.m., or not later than three hours thereafter, at the Brown County Courthouse or as designated by the Brown County Commissioner's Court.
- Terms of Sale:** Public auction to the highest bidder for cash, except that Oak Point Property Owner's Association, Inc.'s bid may be by credit against the indebtedness secured by its lien.
- Substitute Trustee:** Pursuant to Texas Property Code §51.0076, Oak Point Property Owner's Association, Inc. hereby appoints the following as substitute trustees with full authority to conduct the foreclosure sale on its behalf: Wayne C. Watson, Robert B. Wagstaff, and/or Rachel Rickel.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY FOR THE LIENHOLDER, OAK POINT PROPERTY OWNERS ASSOCIATION, INC.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

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. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 209.011 of the Texas Property Code, the current owner of the Property has a right of redemption, and the successful bidder will be prohibited by that law from transferring ownership of the Property to anyone other than the redeeming owner during the redemption period.

Executed this 13th day of January, 2025.

MCMAHON SUROVIK SUTTLE, P.C.
P.O. Box 3679
Abilene, Texas 79604
(325) 676-9183 Telephone
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ATTORNEYS FOR PETITIONER/LIENHOLDER

Certificate of Posting

I, Wayne C. Watson, declare under penalty of perjury that on the 14 day of January, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Brown County, Texas and Texas Property Code §§ 51.002(b)(1) and 51.002(b)(2).

