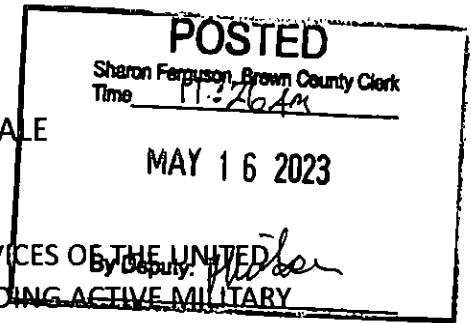


NOTICE OF ACCELERATION AND FORECLOSURE SALE



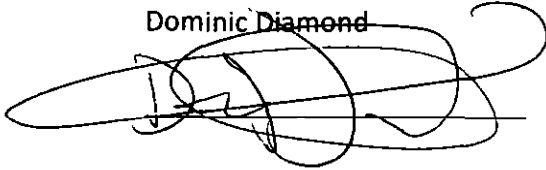
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED SERVICES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATION GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to be Sold:** The property to be sold is described as follows: Being a 0.462 acre of land out of lot No 1, Block No 2, of the J.A. Flores Addition to the City of Bangs, Brown County, Texas, recorded in Volume 1, Page 135 and shown on a Retracement Survey of said Addition by Don King, RPLS, recorded in Volume 4, Page 303 of the Plat records of Brown County, TX. Known as 504 Starkey, Bangs, TX 78623
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated January 3, 2017, and recorded in Instrument Number 1700404 in 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:** June 6, 2023
 - Time:** Between the hours of 10:00 AM and 4:00 PM
 - Place:** Courthouse steps of the Brown County Courthouse at 200 S. Broadway St, Brownwood, Texas
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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 to the warranties of title, if any, provided for under the deed of trust.
5. **Obligations Secured.** The Deed of Trust executed by Maria Hernandez, provides that us secures the payment of the indebtedness in the original principal amount of \$85,700.00 and obligations therein described including but not limited to the promissory note.
6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Property Code Section 51.0076, the undersigned has named and appointed, and by thee presents does name and appoint Nona Lynn Castellue located at

2055 Maple, Trinity TX 75802, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUE 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 AUTHORIZED AGENT OF THE MORTGAGEE

Dominic Diamond



Certificate of Posting

I am Dominic Diamond, whose address is 180 Hilltop rd Trinity TX 75802, declare under penalty of perjury that on 5-16-23 I filed this Notice of Foreclosure at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

