

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE REGARDING MILITARY SERVICE

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.

Whereas pursuant to that one certain Deed of Trust dated April 7, 2021, executed by Stephen P. Liles and Keili A. Lumiere ("Mortgagor"), Mortgagor conveyed to Robert Black as Trustee all of their right, title, and interest in and to that one certain parcel of real property situated in Brown County, Texas, and described by metes and bounds on Exhibit A (the "Property"), and being known as 11121 Hwy 67 West, Bangs, Brown County, Texas, together with all improvements thereon and including all other property set forth in the Deed of Trust, to secure the payment of that one certain Real Estate Lien Note or Promissory Note dated April 7, 2021, in the original principal amount of Forty-Seven Thousand, Twenty-Five and 00/100 Dollars (\$47,025.00), executed by Mortgagor and payable to the order of Solid Rock Investors, Inc. ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust; and

Whereas the Deed of Trust was filed in the Official Public Records of Brown County, TX as Instrument Number 2103095; and

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and

Whereas the Deed of Trust grants to the Beneficiary the right to appoint a Substitute or Successor Trustee to act in the place of the Trustee previously named in the Deed of Trust without any other formality except the designation in writing of a Substitute or Successor Trustee; and

Whereas the Beneficiary has duly appointed in writing by an Appointment of Substitute Trustee dated October 11, 2023, Maggie Buentello as Substitute Trustee under the Deed of Trust; and

Whereas the Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the Brown County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, Maggie Buentello, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last-known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 A.M. and 4:00 P.M. on the first Tuesday in November 7, 2023, at the County Courthouse of Brown County, Texas, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court recorded under County Clerk's File No. 2101507 of the Official Public Records of Real Property of Brown County, Texas, to the highest bidder or bidders for cash.

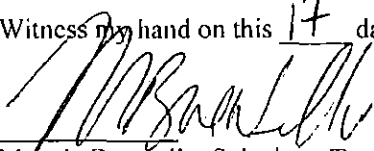
Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 A.M and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior

to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

Witness my hand on this 17 day of October, 2023.



Maggie Buentello, Substitute Trustee
1919 N St. Mary's Street
San Antonio, Texas 78212

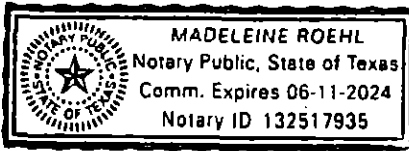
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

This instrument was acknowledged before me on October 17th, 2023, by Maggie Buentello, Substitute Trustee.



Madeleine Roehl
Notary Public, State of Texas

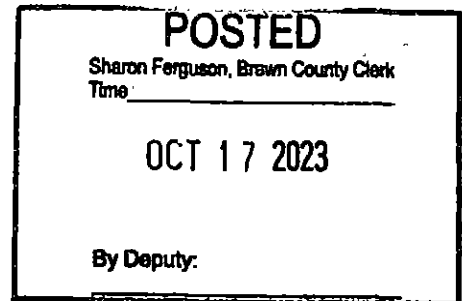


EXHIBIT "A"

**STATE OF TEXAS
COUNTY OF BROWN**

TRACT 1: Field notes of a survey of a 10.08 acre tract of land out of and part of the Julian Hernandez Survey No. 350, Abstract No. 406, Brown County, Texas, said 10.08 acre tract being out of and part of that tract of land described in a deed to Solid Rock Investors, Inc. recorded by Instrument Number 1808441, Official Public Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Solid Rock Investors, Inc. tract and County Road No. 175, for the Southwest corner of this described tract; from which a 1/2" rebar rod found with a broken survey cap (control monument) for the Southwest corner of said Solid Rock Investors, Inc. tract bears S 00° 35' 51" E, 1530.30 feet;

Thence N 00° 35' 51" W, 997.91 feet over and across said Hernandez Survey along the common line between said Solid Rock Investors, Inc. tract and said County Road No. 175, to a 1/2" rebar rod found with a survey cap stamped A.L.S. 6224 (control monument) at the intersection of the East line of said County Road No. 175 and the South line of U. S. Highway No. 67/84, for an angle corner of said Solid Rock Investors, Inc. tract and this described tract;

Thence N 44° 44' 54" E, 54.82 feet over and across said Hernandez Survey along the common line between said Solid Rock Investors, Inc. tract and said U. S. Highway No. 67/84, to a concrete right of way monument (control monument) found for a common corner between said Solid Rock Investors, Inc. tract and said U. S. Highway No. 67/84, for the Northwest corner of this described tract;

Thence N 89° 49' 54" E, 357.76 feet over and across said Hernandez Survey along the common line between said Solid Rock Investors, Inc. tract and said U. S. Highway No. 67/84, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for the Northeast corner of this described tract;

Thence S 03° 48' 44" E, 1031.97 feet over and across said Hernandez Survey and said Solid Rock Investors, Inc. tract along the East line of this described tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for the Southeast corner of this described tract;

Thence S 88° 58' 21" W, 454.63 feet over and across said Hernandez Survey and said Solid Rock Investors, Inc. tract along the South line of this described tract, to the place of beginning and containing 10.08 acres of land.

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

SURVEYOR'S CERTIFICATION

I, Barney Dan Arnold, RPLS No. 6224, do hereby certify that these field notes accurately represent an on the ground survey performed under my direct supervision and conforms in all ways to the Texas Board of Professional Land Surveying Minimum Standards and there are no visible encumbrances, overlaps or protrusions except as shown on attached sketch numbered 2019-046 and dated 03/27/2019.



Barney Dan Arnold, RPLS No. 6224
Arnold Land Surveying & Mapping
306 W. Main St.
Eastland, Tx. 76448
(254)629-8550 Office
(254)629-8524 Fax
arnoldlandsurvey@att.net
TIBPLS Firm No. 101885-00

Date: 03/27/2019



Circle and not official unless seal is attached
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POSTED
Sharon Ferguson, Brown County Clerk
Time _____
OCT 17 2023
By Deputy: _____