

POSTED  
Sharon Ferguson, Brown County Clerk  
Time 4:40pm  
MAR 26 2025  
By Deputy: [Signature]

6/4/25

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

WITNESS, my hand this 3/19/2025

*Grecia Moreno*

By: Grecia Moreno, Trustee Sale Specialist  
Vylla Solutions, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

WITNESS, my hand this March 26, 2025

*Low C. Stang*

By: Substitute Trustee(s)

C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

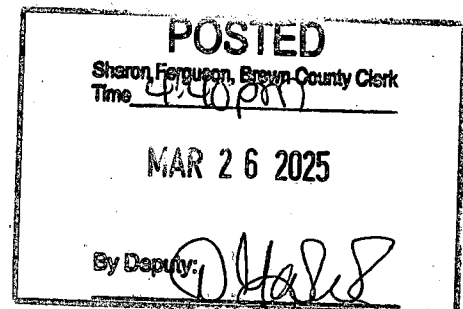


EXHIBIT A

A 0.31 acre tract of land, being all of Lot 5, Block 1, Bennett and Forbess Subdivision to the City of Brownwood, Brown County, Texas, according to the plat or map thereof recorded in Volume 2, Page 17, Plat Records, Brown County, Texas, being that same tract of land described in a deed to Roger Earl Patterson recorded in Volume 1569, Page 447 of the Real Property Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod (control monument) found in the common line between said Block 1 and 6<sup>th</sup> Street, same being a common corner between said Lot 5 and Lot 6, Block 1, Bennett and Forbess Subdivision, for the South corner of said Patterson tract and the South corner of this described tract;

Thence N 32° 39' 42" W, 72.08 feet along the common line between said Block 1 and 6<sup>th</sup> Street, same being the Southwest line of said Patterson tract, to a 1/2" rebar rod (control monument) found inside a 1" iron pipe for a common corner between said Lot 5 and Lot 4, for the West corner of said Patterson tract and the West corner of this described tract;

Thence N 57° 20' 55" E, 188.37 feet along the common line between said Lot 5 and Lot 4, same being the Northwest line of said Patterson tract, to a 1/2" rebar rod (control monument) found at the base of a chain-link fence corner post for a common corner between said Lot 5 and Lot 4, said point being located in the Southwest line of a 18' alley, for the North corner of said Patterson tract and the North corner of this described tract;

Thence S 32° 37' 07" E, 72.09 feet along the common line between said Lot 5 and said 18' alley, same being the Northeast line of said Patterson tract, to a 1/2" rebar rod (control monument) found in concrete for a common corner between said Lot 5 and previously mentioned Lot 6, for the East corner of said Patterson tract and the East corner of this described tract;

Thence S 57° 21' 04" W, 188.32 feet along the common line between said Lot 5 and Lot 6, same being the Southeast line of said Patterson tract, to the place of beginning and containing 0.31 acres of land.

INSTRUMENT NO. 8235 72  
FILED NOVEMBER 25, 2013 04:10 PM

RETURN TO:

BROWN COUNTY ABSTRACT CO INC  
201 S BROADWAY  
BROWNWOOD TX 76801

STATE OF TEXAS  
COUNTY OF BROWN

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

RECORDED  
COMPARED CH  
INDEXED



DEPUTY: *[Signature]*  
SHARON FERGUSON, COUNTY CLERK  
BROWN COUNTY, TEXAS

