

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

Date: December 10, 2024

Substitute Trustee: Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key

Mortgagee: MWSW, LLC

Mortgagee's Address: 236 Charli Circle, Liberty Hill, Texas 78642

Note: Note dated March 6, 2023, in the amount of \$95,500.00.

Deed of Trust:

Date: March 6, 2023

Grantor: Cloudy Whitehorn Vail

Mortgagee: MWSW, LLC

Recording Information: Recorded in Document No. 2301786, dated April 10, 2023

Property (including any improvements): 10.02 acres more or less, being called Tract 5, out of the William Binne Survey A-2084 and the A.J. Baker Survey A-1529, Brown County, Texas, and being more particularly described on the attached 'Exhibit A'.

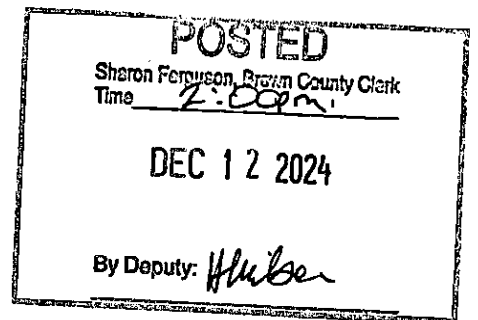
County: Brown

Date of Sale: January 7, 2025

Time of Sale: 10am-1pm

Place of Sale: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



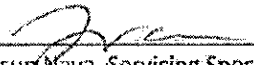
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on January 7, 2025, between 10am and 1pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
\_\_\_\_\_  
Jason Nava, Servicing Specialist I  
Asset Mitigation and Loss  
SecureNet Loan Services, LLC  
Mortgage Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 12.12.2024

Eilaura Ortega-Smith  
NAME

Tinaura Ortega-Smith  
AS SUBSTITUTE TRUSTEE

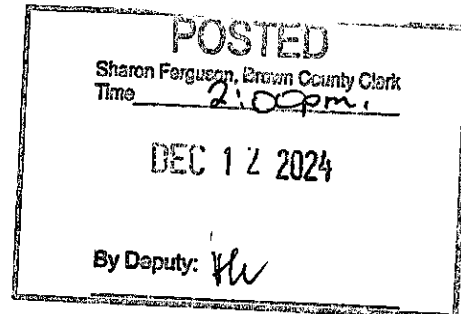


EXHIBIT A

NWSW LLC  
10.02 acres (Tract 5)  
A. J. Baker Survey  
Brown County, Texas  
July 5, 2021

10.02 acres of land out of the A. J. Baker Survey A-1529, Brown County, Texas and being part of a tract of land described in Instrument #2103156 Official Public Records, Brown County, Texas.

BE BEGINNING at a 1/2" iron pin set in the east line of the Baker Survey and the west line of the A. B. Simpson Survey from which the northeast corner of the Baker Survey bears N 00°10'32" W 1120.28';

THENCE S 00°10'52" E with the east line of the Baker Survey a distance of 527.68' to a 1/2" iron pin found for the southeast corner of the tract described in Instrument #2103156 and being the southeast corner of this tract.

THENCE N 39°02'54" W a distance of 719.22' to a 1/2" iron pin found for the northeast and southwest corner of the tract described in Instrument #2103156.

THENCE N 60°57'07" E a distance of 436.66' to a 1/2" iron pin found for an interior corner of the tract described in Instrument #2103156.

THENCE N 82°28'08" W a distance of 236.80' to a 1/2" iron pin found in the east line of County Road 302 for the western most southern corner of the tract described in Instrument #2103156.

THENCE N 00°23'23" W with the east line of the county road a distance of 33.64' to a 1/2" iron pin set for the southwest corner of a 10.02 acre tract and being the northwest corner of this tract.

THENCE S 87°47'31" E with the south line of the 10.02 acre tract a distance of 1491.15' to the place of beginning and containing 10.02 acres of land. (Bearings based on G.P.S. NAD 1983 coordinates see accompanying plat E333-3).

POSTED  
Sharon Ferguson, Brown County Clerk  
Time 2:00pm  
DEC 12 2024  
By Deputy fw