

1604 17TH ST
BROWNWOOD, TX 76801

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- NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: November 04, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

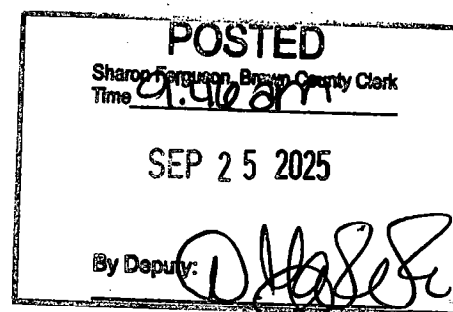
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 21, 2020 and recorded in Document INSTRUMENT NO. 2020-2004022 real property records of BROWN County, Texas, with CRYSTAL CLARK, AN UNMARRIED PERSON AND MICHAEL CLARK, AN UNMARRIED PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CRYSTAL CLARK, AN UNMARRIED PERSON AND MICHAEL CLARK, AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$139,918.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LOUIS STARZEL, REYN ROSSINGTON, KIM ANDERSON, THOMAS L. SWEARINGEN, JUSTIN SLONE OR RON ANDERSON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

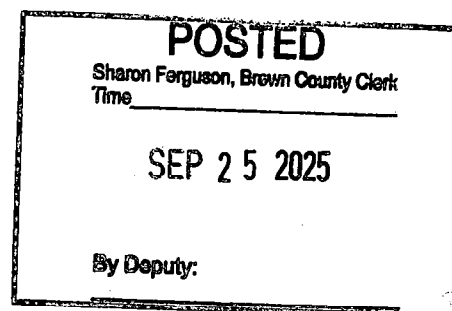
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Certificate of Posting

My name is Eilaura Ortega-Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09.25.2025 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.

Eilaura Ortega-Smith
Declarants Name: Eilaura Ortega-Smith
Date: 09.25.2025



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BROWN

EXHIBIT "A"

BEING 0.24 OF AN ACRE OF LAND, SITUATED IN THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, AND BEING PART OF LOT 3 AND LOT 4 OF BLOCK D, SOUTH VIEW SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 2 AT PAGE 164, PLAT RECORDS OF BROWN COUNTY, TEXAS, AND BEING THE LAND THAT IS DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED, TO GMAC MORTGAGE, LLC., RECORDED IN VOLUME 1737 AT PAGE 396, DEED RECORDS OF BROWN COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS;

BEGINNING, AT A 3/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID GMAC MORTGAGE, LLC, TRACT, AND BEING THE WEST CORNER OF A TRACT OF LAND THAT IS DESCRIBED IN A DEED TO SEBASTIAN ESTATES AND ERIKA BERNDT, RECORDED IN VOLUME 1587 AT PAGE 402, SAID DEED RECORDS, AND BEING IN THE NORTHEAST LINE OF 17TH STREET, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, N 45° 00' 00" W 66.58 FEET, WITH THE NORTHEAST LINE OF 17TH STREET,, TO A 1/2 INCH IRON ROD SET AT THE WEST CORNER OF SAID GMAC MORTGAGE, LLC, TRACT, AND BEING THE SOUTH CORNER OF THE LAND THAT IS DESCRIBED IN A DEED TO MERRILY MILCH BELISLE, RECORDED IN VOLUME 946 AT PAGE 809, SAID DEED RECORDS, FOR THE WEST CORNER OF THIS TRACT;

THENCE, N 45° 00' 00" E 165.46 FEET, TO A 2 INCH PIPE POST FOUND AT THE NORTH CORNER OF SAID GMAC MORTGAGE, LLC, TRACT, AND BEING THE EAST CORNER OF SAID BELISLE TRACT, AND BEING IN THE SOUTHWEST LINE OF A 15 FOOT WIDE ALLEY, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID ALLEY, WITH THE ARC OF A CURVE TO THE RIGHT THAT HAS A RADIUS OF 356.30 FEET, AN ARC DISTANCE OF 67.71 FEET, AND BEING SUBTENDED BY A CHORD OF S 33° 56' 24" E 67.61 FEET, TO A RAILROAD SPIKE FOUND AT THE EAST CORNER OF SAID GMAC MORTGAGE, LLC TRACT, AND BEING THE NORTH CORNER OF SAID SEBASTIAN ESTATES AND ERIKA BERNDT TRACT, FOR THE EAST CORNER OF THIS TRACT;

THENCE, S 44° 54' 45" W 152.49 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.24 OF AN ACRE OF LAND.

