

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BROWN County**

**Deed of Trust Dated:** February 15, 2023

**Amount:** \$225,000.00

**Grantor(s):** CARROLL HELMS and MICHAEL HELMS

**Original Mortgagee:** CITY BANK DBA CITY BANK MORTGAGE

**Current Mortgagee:** CITY BANK MORTGAGE

**Mortgagee Address:** CITY BANK MORTGAGE, 12720 HILLCREST ROAD, SUITE 201, DALLAS, TX 75230

**Recording Information:** Document No. 2300871

**Legal Description:** LOT 250 AND 251, KINGS POINT COVE UNIT 1 SUBDIVISION, ACCORDING TO THE CORRECTED PLAT RECORDED IN VOLUME 5, PAGES 127-146, PLAT RECORDS OF BROWN COUNTY, TEXAS.

**Date of Sale:** April 1, 2025 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BROWN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

RAMIRO CUEVAS OR KRISTOPHER HOLUB, LINDA REPPERT, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, JUANITA COX, JIMMY CARROLL BREWER, DYLAN RUIZ, STEPHEN RAWLINGS, LAMAR CRAVENS, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, KIM ANDERSON, RON ANDERSON, LOUIS STARZEL, THOMAS L. SWEARINGEN, OR JUSTIN SLONE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

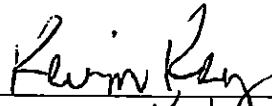
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



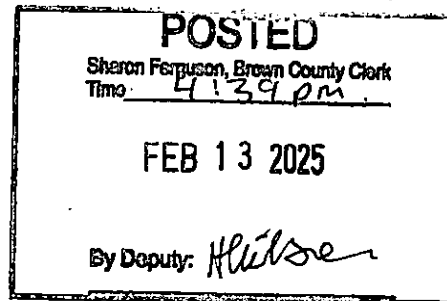
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-000105



Printed Name: KEVIN KEY

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

Posted by: Maura Ortega-SMAN



THENCE S 01 DEGREES 09'00"E 228.13' ALONG A FENCE LINE IN SAID WEST LINE TO A 3/8" IRON STAKE SET IN THE GROUND FORM WHICH A 3/8" IRON STAKE FOUND IN THE GROUND BEARS S 00 DEGREES 43'00"E 620.43' (BASIS OF BEARING-DEED CALL 1061/480), SAID STAKE SET MARKING THE SOUTHEAST CORNER OF THIS TRACT, SAID STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID 30.00 ACRE TRACT;

THENCE N 89 DEGREES 33'51"W 150.05' TO A 3/8" IRON STAKE SET IN THE GROUND, SAID STAKE MARKING AN ANGLE CORNER OF THIS TRACT;

THENCE N 83 DEGREES 55'02"W 124.44' TO A 3/8" IRON STAKE SET IN THE GROUND, SAID STAKE MARKING AN ANGLE CORNER OF THIS TRACT;

THENCE N 56 DEGREES 34'57" W 433.14' TO A 3/8" IRON STAKE SET IN THE GROUND IN A FENCE LINE IN THE NORTH LINE OF SAID 30.00 ACRE TRACT, SAID STAKE MARKING THE WEST CORNER OF THIS TRACT;

THENCE S 87 DEGREES 19'16" E 294.77' (DEED CALL 1061/480, "EAST") ALONG SAID FENCE LINE AND SAID NORTH LINE TO A TEE FENCE CORNER POST FOUND IN THE GROUND, SAID CORNER POST MARKING AN ANGLE CORNER OF THIS TRACT;

THENCE S 88 DEGREES 07'28" E 336.47' ALONG SAID FENCE LINE AND SAID NORTH LINE TO THE PLACE OF BEGINNING.

