

73967

NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

Mailed via Regular Mail and Certified Mail, RRR # 70221670000155012553

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: October 15, 2020
Grantor: Joseph C. Valadez and Bethany A. Valadez
Trustee: E. Ray West, III
Beneficiary: David R. Holbrooke later assigned to Enhance Mortgage Corporation
County Where Property is Located: Brown County, Texas
Recording Information: Document No. 2006049 of the Official Public Records of Brown County, Texas

NOTE:

Date: October 15, 2020
Amount: \$60,000.00
Debtor: Joseph C. Valadez and Bethany A. Valadez
Holder: David R. Holbrooke later assigned to Enhance Mortgage Corporation

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key
Date of Sale: February 4, 2025
Time of Sale: 10:00 a. m. or within three hours thereafter

PLACE OF SALE: In Brown County, Texas, the 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, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the Brown County Courthouse, and the terms of the proposed sale will be for cash to the highest bidder.

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

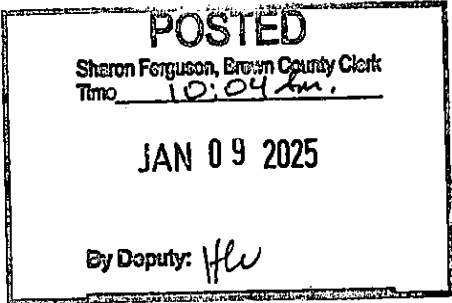
WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.



Kevin Key

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

Posted by: *Ataura Ortega-Smith*

EXHIBIT A

All that certain tract or parcel of land lying and being situated in Brown County, Texas, being one-half acre of land out of a 3 acre tract of land more particularly described in a deed dated October 2, 1916) from L. Lee Gaines and wife, Mrs. Rosa Gaines, to J. L. Strohm, recorded in Volume 131, Page 292, Deed Records of Brown County, Texas, and said half acre of land being described by metes and bounds as follows:

BEGINNING at the NW corner of a one-half acre tract block of land conveyed to Mrs. H.J. Tervooren, by deed dated May 21, 1929, recorded in Volume 249, Page 469 of the Deed Records of Brown County, Texas;

THENCE East 225' with the North line of the Mrs. H. J. Tervooren tract of land;

THENCE North 96' for NE corner;

THENCE West 225' for the NW corner;

THENCE South 96' to the Place of Beginning, containing one-half acre of land, more or less, and being the same property conveyed by Warranty Deed dated June 23, 1998, from Beverly Byrlcne (Drury) Curry, and husband Johnny Curry, and Larry Dwayne Drury and wife, Celia A. Drury, to Running-Deer Louis Bessette and Jennifer Henderson, recorded in Volume 1294, Page 530, Real Property Records of Brown County, Texas and being more commonly known as 1405 N 3rd, Bangs, Texas.

