

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: NOVEMBER 11, 2024

NOTE: Note described as follows:

Date: APRIL 12, 2021
Maker: LONESTAR SOCIAL SERVICES, LLC and FULTON MERCER CORPORATION
Payee: INCREDIBLE BANK
Original Principal Amount: \$700,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 12, 2021
Grantor: FULTON MERCER CORPORATION
Trustee: THOMAS J. COLVEN, III
Beneficiary: INCREDIBLE BANK
Recorded: DOCUMENT NO. 2102468, Real Property Records, BROWN County, Texas

LENDER: INCREDIBLE BANK

BORROWER: FULTON MERCER CORPORATION

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN BROWN COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all

POSTED
Sharon Ferguson, Brown County Clerk
Time 11:30 a.m.
NOV 12 2024
By Deputy: Mmm

buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: RICHARD H. HESTER, MARK CUMMINGS, DICK VETTERS, DAVID GARVIN

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In BROWN County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

POSTED
Sharon Fargueon, Brown County Clerk Time _____
NOV 12 2024
By Deputy:

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 12, 2021
Grantor: FULTON MERCER CORPORATION
Trustee: THOMAS J. COLVEN, III
Beneficiary: INCREDIBLE BANK
Recorded: DOCUMENT NO. 2102468, Real Property Records, BROWN County, Texas

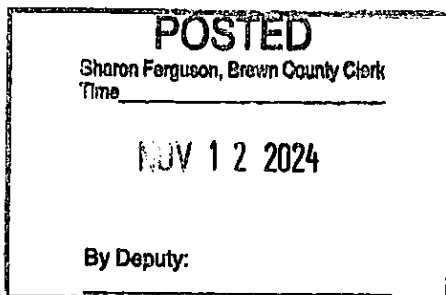
PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN BROWN COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.*

SUBSTITUTE TRUSTEE: RICHARD H. HESTER, MARK CUMMINGS, DICK VETTERS, DAVID GARVIN

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **NOVEMBER 11, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.



Appointment of Substitute Trustees:

By: _____

Name: Michael P. Menton, Attorney for
INCREDIBLE BANK

Notice of Sale executed by:

Richard H. Hester

Name: Richard H. Hester

Substitute Trustee

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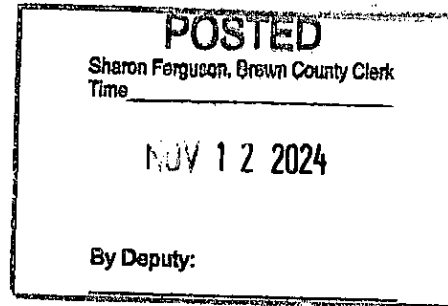


Exhibit "A"

Property Description

Legal description of the land:

All of that certain 0.594 acre lot, or parcel of land being out of Outlot No. 235 of the City of Brownwood, Brown County, Texas, and being the same land as conveyed by deed from Directors Succession Planning Inc., to Directors (Texas) LP, dated December 31, 1994, being of record in Volume 1191, Page 476, of the Real Property Records of said County, and is further described as follows;

BEGINNING at a X found marked in concrete in the Southeasterly line of Center Ave., being the North Corner of said 0.594 acre tract as conveyed to Directors (Texas) LP, dated December 31, 1994, being of record in Volume 1191, Page 476 of the Real Property Records of said County, being the West Corner of same land as conveyed from Safeway Stores Inc., to First Baptist Church, dated July 17, 1970, being of record in Volume 597, Page 170, of the Deed Records of said County, for the North Corner of this;

THENCE South 46 degrees 39 minutes 50 seconds East, with common lines of said Church property and said 0.594 acre tract, 198.58 feet, (deed call 199.2 feet), to a X found marked in concrete in the Northwesterly line of Former Brown Street and a 0.252 acre easement from the First Baptist Church Brownwood, to Directors LP, DBA Davis-Morris Funeral Home, dated April 5, 2010, being of record in Volume 1783, Page 53, of the Official Public Records of Brown County, Texas, being the Southerly Corner of said First Baptist Church property, the East Corner of said 0.594 acre tract; for the East Corner of this;

THENCE South 42 degrees 22 minutes 58 seconds West, with Northwesterly line of said former Brown Street, and said Easement in 1783, Page 53, of the Official Public Records, a distance of 130.00 feet to Rail Road Spike set, being the South Corner of said 0.594 acre tract for the South Corner of this;

THENCE North 46 degrees 43 minutes 27 seconds West, with the Northeasterly line of said 0.250 acre easement and the Southwesterly line of said 0.594 acre tract, 199.24 feet, (deed call 198.7 feet), to a Rail Road Spike set in the Southeasterly line of said Center Ave., being the North Corner of said 0.250 acre easement, the Westerly Corner of said 0.594 acre tract, for the West Corner of this;

THENCE North 42 degrees 40 minutes 23 seconds East, with the Southeasterly line of said Center Ave., 130.20 feet to the Place of Beginning and calculated to contain 0.594 acre of land in area.

<p>POSTED</p> <p>Sharon Ferguson, Brown County Clerk Time _____</p> <p>NOV 12 2024</p> <p>By Deputy: _____</p>
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