



NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED SERVICES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR 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. Property to be Sold:** The property to be sold is described as follows: Lots 34, 35, 36, 37 and 38, in Block 7 of Lamar Terrace Addition, Brown County Texas, according to the map or plat thereof recorded in Volume 2, Page 327, Plat Records of Brown County, Texas to which said plat and the record thereof reference is here made or all descriptive purposes: together with all improvements situated thereon, including, but not limited to a 14"X76" Berkley manufactured home, Serial No. SB887, Label No. TXS0567570 and being the same property conveyed by deed from Donald R Jackson et ux to Debbie G Spencer dated January 27, 1997, recorded in Volume 1250, Page 721 Real Property Records of Brown County Texas. Known as 8067 Co Rd 604, Brownwood, Texas 78601
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated February 28, 2019, in the original amount of \$67,000.00, recorded as Instrument Number 1904017, and Transfer of Lien dated February 15, 2023, in the amount of \$53,297.69, recorded as Instrument Number 2301710 in the Real Property Records of Brown County, Texas.
- 3. Date, Time, and Place of Sale.** The Sale is scheduled to be held at the following date, time, and place:
 - Date:** October 1, 2024
 - Time:** Between the hours of 10:00 A.M. and 4:00 P.M.
 - Place:** Courthouse steps of the Brown County Courthouse at 200 S Broadway St, Brownwood, Texas
- 4. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by Mandy Lea Smith, provides that it secures the payment of the indebtedness in the original principal amount of \$67,000.00 and obligations therein described including but not limited to the promissory note.
6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Property Code Section 51.0076, the undersigned has named and appointed, and by thee presents has named and appoints Peter Hill located 4146 W Mossy Oaks Rd Spring, Texas 77389, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE TRUSTEE(S) TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE AUTHORIZED AGENT OF THE MORTGAGEE

R L White Holdings, LLC


Managing Member

Certificate of Posting
I am Peter Hill, whose address is 4146 W Mossy Oaks Spring, TX 77389
declare under penalty of perjury that on _____ I filed this Notice of
Foreclosure at the office of the Brown County clerk and caused it to be posted at the
location directed by the Brown County Commissioners Court.

