

25TX267-0346
2807 1ST STREET, BROWNWOOD, TX 76801

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

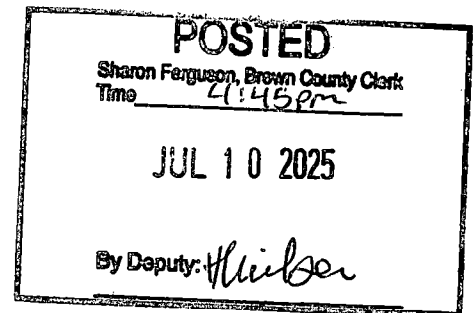
Security Instrument: Deed of Trust dated June 23, 2004 and recorded on July 2, 2004 as Instrument Number 4828 in the real property records of BROWN County, Texas, which contains a power of sale.

Sale Information: September 02, 2025, at 10:00 AM, or not later than three hours thereafter, at the front porch of the Brown County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CLIFTON J. CLEMONS AND CYNTHIA M. GARZA secures the repayment of a Note dated June 23, 2004 in the amount of \$52,181.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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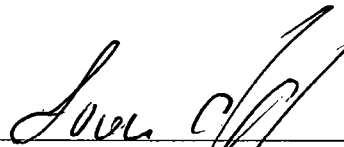
Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Louis Starzel, Thomas L. Swearingen, Justin Slone, Lamar Cravens, Christopher D. Brown, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, George Hawthorne, Marcia Elling, Tom Swearingen, Noel Wood, Steffany Fitzpatrick, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Louis Starzel, Thomas L. Swearingen, Justin Slone, Lamar Cravens, Christopher D. Brown, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, George Hawthorne, Marcia Elling, Tom Swearingen, Noel Wood, Steffany Fitzpatrick, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Louis C. Starzel, declare under penalty of perjury that on the 10th day of July, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BROWN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

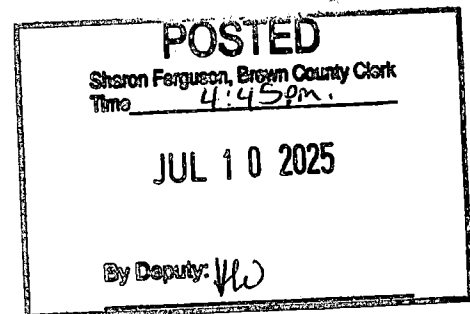


EXHIBIT "A"

FIELD NOTE DESCRIPTION OF A 0.19 ACRE TRACT OF LAND BEING THE NORTHWEST 1/3 OF LOT 12, BLOCK 13, OF MORNING SIDE ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS ACCORDING TO THE PLAT OF WHICH IS RECORDED AT VOLUME 1 PAGE 110 OF THE BROWN COUNTY PLAT RECORDS, AND BEING THAT SAME TRACT CONVEYED FROM JIM DURDEN AND WIFE KAYELENE DURDEN TO MICHAEL LOWREY AND WIFE TAMMY LOWREY BY DEED DATED MAY 3, 1999 AND RECORDED AT VOLUME 1324 PAGE 832 OF THE BROWN COUNTY DEED RECORDS; SAID 0.19 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the Southwest line of 1st. Street (formerly called Rural Avenue on Plat) which bears N31°21'37"W, 110.33 feet from the intersection of the Northwest line of Willis Street and the Southwest line of said 1st Street as the occupied East corner of Lot 12 and Block 13 of MORNING SIDE Addition to the City of Brownwood, Brown County, Texas according to the plat of, which is recorded at Volume 1 Page 110 of the Brown County Plat Records and being the occupied East corner of that part of said Lot 12 conveyed from Howard L. Nunley and Ola Mae Nunley to Harley Steve Luke by deed dated December 11, 2000 and recorded at Volume 1380 Page 208 of the Brown County Deed Records, said beginning point also bears N31°21'37"W, 3.79 feet from a chainlink fence post and being the North corner of said Luke Tract and the East corner of that part of said Lot 12 conveyed from Jim Durden and wife Kayelene Durden to Michael Lowrey and wife Tammy Lowrey by deed dated May 3, 1999 and recorded at Volume 1324 Page 832 of the Brown County Deed Records and the East corner of the herein described tract;

THENCE, along the common line between said Luke Tract and said Lowrey Tract, and crossing a chainlink fence, S46°06'58"W, 153.51 feet to a point in the occupied Northeast line of Lot 11 of said Addition which bears N31°52'09"W, 110.33 feet from a chainlink fence corner post as the occupied South corner of said Luke Tract and the South corner of said Lot 12 and also bears S31°52'09"E, 1.10 feet from a chainlink fence corner post and being the West corner of said Luke Tract and the South corner of said Lowrey Tract for the South corner hereof;

THENCE, with a chainlink fence along the occupied line between said Lot 11 and said Lot 12, N31°52'09"W, 55.17 feet to a point in the Southeast line of a 15-foot wide alley shown on said Plat which bears N31°52'09"W, 2.16 feet from a chainlink fence corner post as the North corner of said Lot 11, the West corner of said Lot 12 and the West corner hereof;

THENCE, along the Southeast line of said alley N46°09'18"E, 153.99 feet to a 1/2" iron rod set in the Southwest line of said 1st Street as the occupied North corner of said Lot 12 and said Lowrey Tract for the North corner hereof;

THENCE, along the said Southeast line of 1st Street, S31°21'37"E, 55.17 feet to the POINT OF BEGINNING and calculated to contain 0.19 acres therein.

ENCROACHMENT: This tract encroaches onto said Luke Tract with a chainlink fence and is encroached upon by said chainlink fence.

CA CC

