

## NOTICE OF FORECLOSURE SALE

1213 Campa Drive, Brownwood, Texas 76801

**Deed of Trust ("Deed of Trust"):**

Dated: July 25, 2012

Grantor: Ernest Lee Prado

Trustee: C.T. Head

Lender: MCBank, formerly known as Mills County State Bank

Recorded in: Volume 55, Page 343, Official Public Records of Brown County, Texas

Legal Description: Being all that certain 0.246 of an acre lot or parcel of land lying and being situated in Brown County, Texas, being all of Lot No. Fourteen (14), and 38 feet of Lot No. Fifteen (15), Block No. Fifteen (15), of the Woodland Addition, Second Filing, an addition to the City of Brownwood, Brown County, Texas, and being more particularly described in one (1) Tract on Exhibit "A", which is attached hereto and made a part hereof for all purposes.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$28,152.46, executed by Ernest Lee Prado ("Borrower") and payable to the order of Lender.

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described herein and all rights and appurtenances thereto.

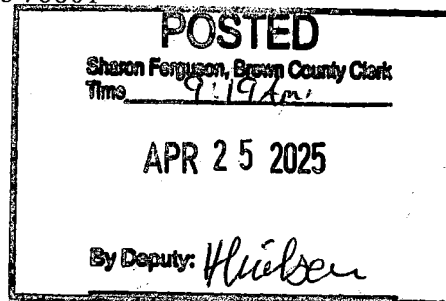
Substitute Trustee: Name: Christopher D. Brown  
Appointee's address: 309 N. Fisk, Brownwood, TX 76801

**Foreclosure Sale:**

Date: Tuesday, June 3, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Front steps of the Brown County Courthouse located at 200 South



Broadway, Brownwood, Brown County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that MCBank, formerly known as, Mills County State Bank, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Mills County State Bank (now known as MCBank), the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Mills County State Bank (now known as MCBank) election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Mills County State Bank (now known as MCBank) rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

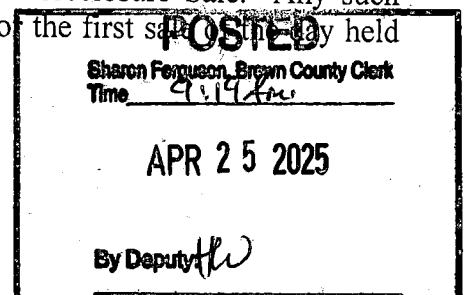
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Mills County State Bank (now known as MCBank) passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mills County State Bank (now known as MCBank). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

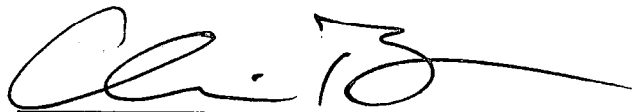
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale on the day held by Substitute Trustee.

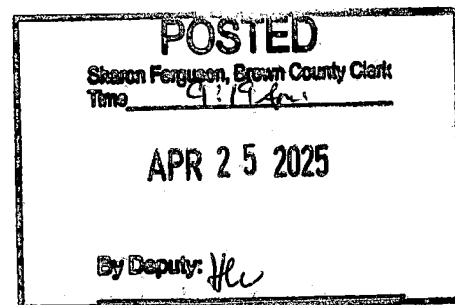


Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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.



Christopher D. Brown  
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Attorney for MCBank



**EXHIBIT "A"**

All of that certain 0.246 acre lot, or parcel of land which contains all of Lot No. 14 and 38 feet of Lot No. 15, of Block 15 of the Woodland Addition, Second Filing, an addition of the City of Brownwood, Brown County, Texas, said addition being of record in Volume 1, Page 169 of the Plat Records of Brown County, Texas, and being the same land as described in a Deed from Sharon J. Ashley, to Craig Clements, dated August 7, 1992, being of record in Volume 1114, Page 86 of the Real Property Records of Brown County, Texas, and is further described as occupied as follows:

**BEGINNING** at a 1/4 inch iron rod found in place in the intersection of the Northwesterly line of Campa Drive, and the Northeasterly line of Second Street, being the South Corner of Block No. 15, for the South corner of this;

**THENCE**, North 47 degrees 21 minutes 24 seconds West, with said Second Street, 119.11 feet to a 3/8 inch iron rod found in place in the Southeasterly line of an occupied alley way, being the West corner of said Clements property, for the West corner of this;

**THENCE**, North 42 degrees 18 minutes 24 seconds East, being parallel with said Campa Drive, 90.00 feet to the North corner of said Clements property, being at a chain link fence corner post, for the North corner of this;

**THENCE**, South 47 degrees 21 minutes 25 seconds East, being parallel with said Second Street, 119.11 feet to a 1/4 inch iron rod set in the Northwesterly line of said Campa Drive, being the East corner of said Clements property, for the East corner of this;

**THENCE**, South 42 degrees 18 minutes 24 seconds West, with Campa Drive, passing the East corner of Lot No. 14 at 38 feet, and continuing with a total distance of 90.00 feet to the place of beginning and calculated to contain 0.246 acre of land in area.

