



NOTICE OF FORECLOSURE SALE

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 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: SITUATED IN THE COUNTY OF BROWN AND STATE OF TEXAS:

THAT PARCEL OF LAND MAINLY OUT OF THE D.J. JONES SURVEY NUMBER 50, AND TO A SMALL EXTENT OUT OF THE H.H. HALL SURVEY NUMBER 49, IN BROWN COUNTY, TEXAS, LYING ON THE SOUTHWESTERN SIDE AND ADJOINING WHAT IS KNOWN AS FOURTH STREET JUST SOUTH OF THE PRESENT CITY LIMITS OF THE CITY OF BROWNWOOD, TEXAS.

THE PROPERTY HEREIN DESCRIBED IS A PART OF A TRACT OF LAND COMMONLY REFERRED TO AS A 26 ACRE TRACT FORMERLY BELONGING TO C.L. MCCARTNEY AND IS THE SOUTHEASTERN PORTION OF SAID TRACT AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST SIDE OF FOURTH STREET, SAID POINT BEING IN THE NORTHEAST BOUNDARY LINE OF SAID 26 ACRE TRACT AND SAID POINT BEING IN THE CENTER OF A STREET AGREED BY THE GRANTOR AND GRANTEES TO BE OPENED, WHICH STREET IS TO BE A CONTINUATION IN A STRAIGHT LINE OF WHAT IS KNOWN AS PARKWAY DRIVE, THE SOUTHEAST SIDE OF AVENUE 'K' IN THE CITY OF BROWNWOOD; THENCE SOUTH 31 1/2 EAST WITH THE SOUTHWEST BOUNDARY LINE OF FOURTH STREET ABOUT 918 FEET TO THE NORTH CORNER OF A PARCEL OF LAND FRONTING 400 FEET ON FOURTH STREET HERETOFORE CONVEYED BY C.L. MCCARTNEY TO JOHN A. BEST, RECEIVER, WHICH DEED OF CONVEYANCE IS RECORDED IN THE DEED RECORDS OF BROWN COUNTY, TEXAS, IN VOLUME 272 AT PAGE 479, A STAKE DRIVEN IN THE GROUND FOR CORNER; THENCE SOUTH 54 WEST WITH THE NORTHWEST LINE OF SAID TRACT CONVEYED TO BEST, RECEIVER, A DISTANCE OF ABOUT 665 FEET TO THE COMMON BOUNDARY LINE BETWEEN THE TRACT HEREBY CONVEYED AND WHAT IS KNOWN AS THE BROOKE SMITH TRACT; THENCE NORTH 31 1/2 WEST ALONG SAID COMMON BOUNDARY LINE A DISTANCE OF ABOUT 918 FEET TO A POINT, WHICH POINT WILL BE IN THE CENTER OF SAID PROJECTED STREET KNOWN AS PARKWAY DRIVE; THENCE NORTH 54 EAST ALONG THE CENTER OF SAID STREET TO THE PLACE OF BEGINNING, CONTAINING 14 ACRES MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/09/2007 and recorded in Book 1655 Page 195 Document 2727 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: 04/01/2025

Time: 10:00 AM

Place: Brown County, Texas at the following location: ON THE FRONT PORCH OF THE BROWN COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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 as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by RANDALL LYNN HENDERSON AND DEBORAH HENDERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$25,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1 obtained a Order from the 35th District Court of Brown County on 01/21/2025 under Cause No. CV2411369. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Vori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Eilaura Ortega-Smian whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 02/11/2025 I filed this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

Eilaura Ortega-Smian

