

NOTICE OF FORECLOSURE SALE

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.

Property: 1070 BULL PEN RD BROWNWOOD, TX 76801

August 15, 2025

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: September 13, 2022

Trustee:

Eric A. McNeese

201 South Broadway  
Brownwood TX 76801

Substitute Trustee:

Christopher Mitchell

205 N. Center Ave.  
Brownwood, TX 76801

Grantor: Danna J. Krieg

Mortgagees: Jon Kane and Lake Brownwood Sandy Beach, Inc. (hereafter "Lenders")

Recording Information: Instrument No. 2206068 of the real property records of Brown County, Texas.

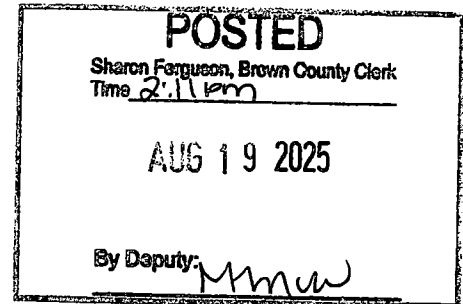
Property Address: 1070 BULL PEN RD BROWNWOOD, TX 76801

Legal Description: Attached here as Exhibit "A"

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: September 12, 2022

Original Principal Amount: \$457,639.74



Maker: Danna J. Krieg

Lenders: JON KANE and Lake Brownwood Sandy Beach, Inc.

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: 200 S Broadway Street, Brownwood, TX 76801.

Sale Date: October 7, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 a.m., or within three hours from that time.

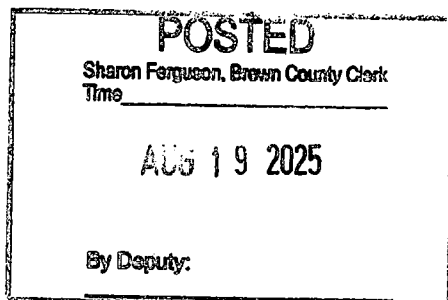
Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lenders, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.



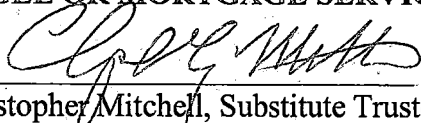
Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 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 DOCUMENT ASSIGNS CHRISTOPHER MITCHELL AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Christopher Mitchell, Substitute Trustee

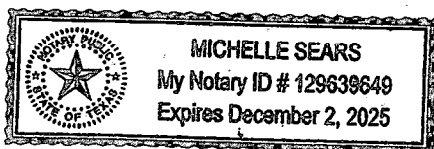
STATE OF TEXAS

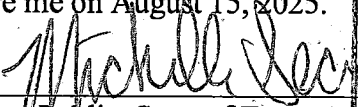
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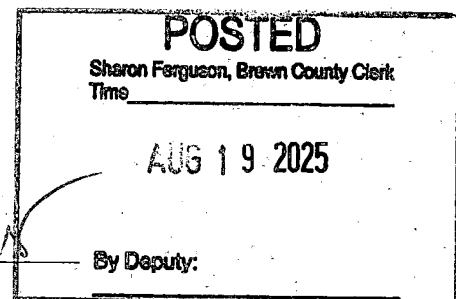
COUNTY OF BROWN

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SUBSCRIBED AND SWORN TO before me on August 15, 2025.



  
Notary Public, State of Texas



SANDY BEACH  
BROWN CO.

FIELD NOTES, 4.027 ACRES  
JOSEPH LEWIS SURVEY, ABSTRACT 1075  
BROWN COUNTY, TEXAS

FN 22802  
JULY 20, 2022

PART OF REMAINDER OF DEEDS RECORDED AT VOLUME 1632 PAGES 959 & 965  
OFFICIAL PUBLIC RECORDS OF BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF A 4.027 ACRE TRACT OF LAND BEING OUT  
OF AND A PART OF THE JOSEPH LEWIS SURVEY, ABSTRACT 1075 SITUATED IN  
BROWN COUNTY, TEXAS AND BEING A PART OF THE REMAINDER OF THAT  
THAT 58.91 ACRE TRACT CONVEYED TO LAKE BROWNWOOD SANDY BEACH,  
INC. BY DEED RECORDED AT VOLUME 1632 PAGES 959 & 965 OF THE BROWN  
COUNTY OFFICIAL PUBLIC RECORDS; SAID 4.027 ACRES BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a pipe post found on the approximate original 1425 elevation of Lake  
Brownwood as the Southeast corner of that tract conveyed to Mercy Capital Investments, LLC  
by deed recorded as Instrument No. 2107880 of the Official Public Records of Brown County,  
Texas and a Southwest corner of that 58.91 acre tract conveyed to Lake Brownwood Sandy  
Beach, Inc. by deeds recorded at Volume 1632 Pages 959 & 965 of the Brown County Official  
Public Records and the Southwest corner of the herein described tract;

THENCE, along a cable fence with pipe post in concrete as the approximate East line of  
said Mercy Tract and the West line hereof the following 11 courses: N5°33'12"E, 373.86 feet;  
N5°46'01"E, 178.46 feet; N5°20'27"E, 130.43 feet; N2°10'47"E, 58.51 feet; N2°35'35"W, 25.92  
feet; N10°29'21"W, 47.76 feet; N1°57'19"E, 44.66 feet; N4°20'07"E, 38.33 feet; N27°12'57"E,  
34.73 feet; and N73°19'00"E, 51.75 feet to a pipe post in the Southern line of Beach Club Road  
and Bull Run Road for the North corner hereof;

THENCE, along the approximate Western line of Bull Run Road marked by pipe post in  
concrete as now used on the ground the following 7 courses, S62°03'24"E, 26.23 feet;  
S39°35'58"E, 51.34 feet; S25°08'31"E, 56.56 feet; S22°42'29"E, 63.60 feet; S8°52'37"E, 59.56  
feet; S5°54'01"E, 67.66 feet and S1°03'15"E, 459.44 feet to an iron rod set for angle hereof;

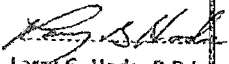
THENCE, S16°10'45"W, 179.37 feet to a pipe post on the approximate original 1425  
elevation of Lake Brownwood as the Southeast corner hereof;

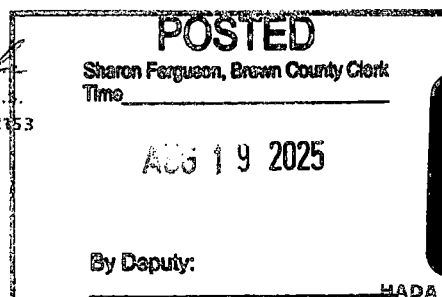
THENCE, along said 1425 elevation S84°21'04"W, 202.77 feet to the POINT OF  
BEGINNING and calculated to contain 4.027 acres therein.

ACCESS: Access to this tract is via those Easements shown on Plats recorded at Volume  
4 Page 298 Brown County Plat Records and Volume 1361 Page 429 Brown County Deed  
Records, and recorded at Volume 1421 Page 973, Volume 1354 Pages 726 and 745 of the Brown  
County Deed Records.

BEARING BASIS: Bearings for this survey are based on True North from GPS  
observation; USA / NAD83 / Texas Central Zone.

The undersigned does hereby certify that the foregoing survey was prepared from an  
actual survey made on the ground July 18, 2022 of the property legally described hereon and is  
correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of  
improvements, visible easements or roadways, except as shown hereon, and that said property  
has frontage on a dedicated roadway except as shown hereon.

  
Larry G. Hada, R.P.L.S.  
State of Texas No. 2153

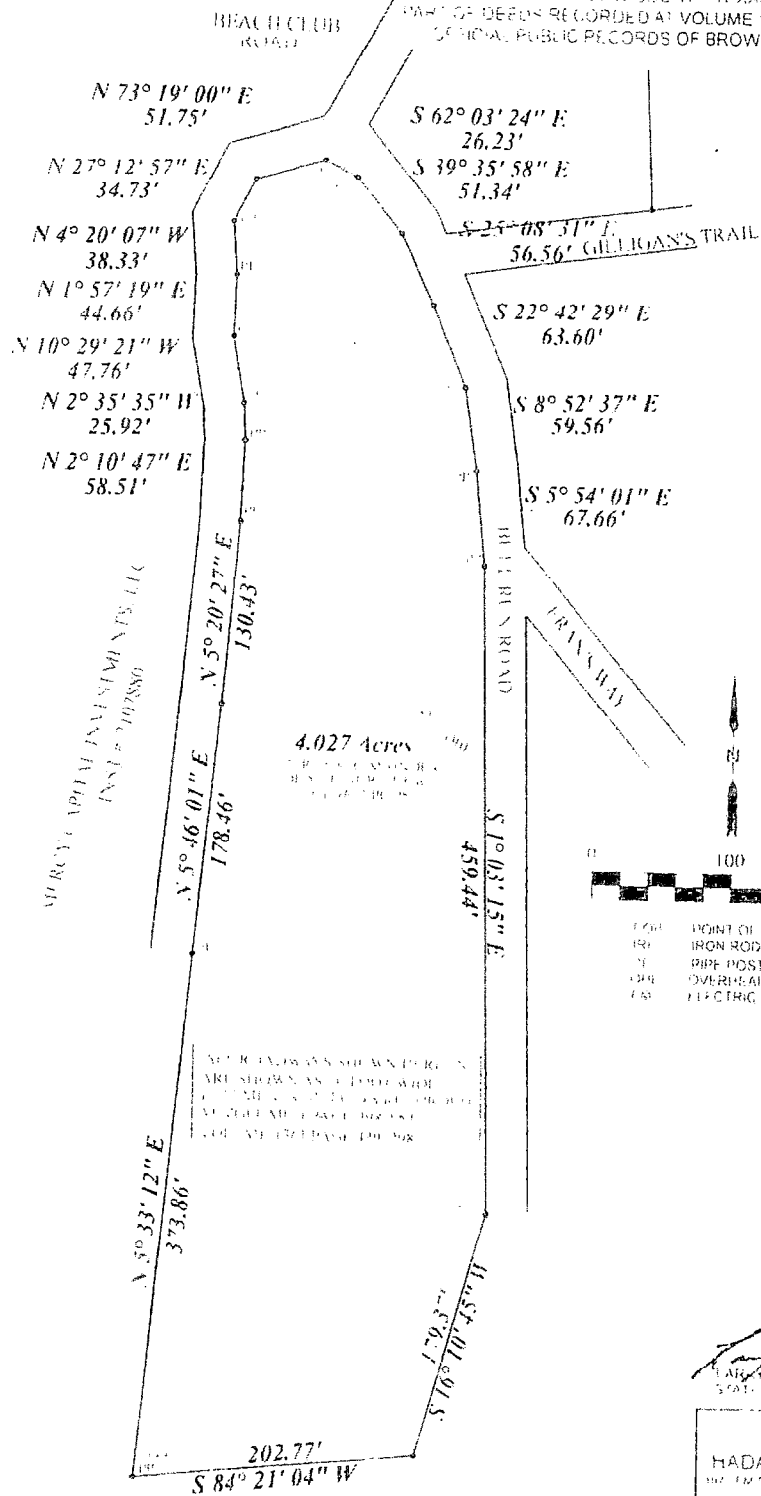


Job No. 22082

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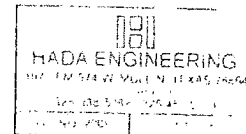
HADA ENGINEERING  
1971 FM 574 W. MULLIN, TX 76864

SURVEYED BY L. A. HADA COMPANY FIELD NOTES 4.027 ACRES  
 22.5' E. L. WAS SURVEY ABSTRACT 1075  
 BROWN COUNTY TEXAS  
 PART OF DEEDS RECORDED AT VOLUME 1632 PAGES 959 & 965  
 OFFICIAL PUBLIC RECORDS OF BROWN COUNTY, TEXAS



LAKE BROWNWOOD

*L. A. Hada*  
 L. A. HADA, L.P.E.  
 STATE OF TEXAS 2153



**POSTED**

Sharon Ferguson, Brown County Clerk  
 Time

AUG 19 2025

By Deputy: