



NOTICE OF SALE

STATE OF TEXAS

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COUNTY OF BROWN

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Under and by virtue of the "Order on Motion for Default Judgment" in Cause No. CV2502046 "In Re: Order for Foreclosure Concerning Lot 128, Section 1, Tamarack Mountain Subdivision, Petitioner: Tamarack Mountain Owners Association, Respondents: Floyd Preece and Connie Preece," In the District Court, Brown County, Texas, 35th Judicial District, signed April 22, 2025, the undersigned Trustee will offer for the sale at public auction to the highest bidder for cash at the steps of the Brown County Courthouse at 11:00 a.m. on July 1, 2025, all the property subject of the foreclosure proceeding, which property was owned by Floyd Preece and Connie Preece, the same lying and being in Brown County, Texas, and more particularly described as follows:

Lot No. 128, Section 1, in TAMARACK MOUNTAIN SUBDIVISION, as shown by the plat thereof recorded in Volume 4, Page 75 and 76, Plat Records, Brown County, Texas

The property is to be sold subject to any city or county ad valorem taxes and any special assessments that are a lien against the premises. Potential purchasers are reminded that this sale of property is made subject to above Order on Motion for Default Judgment, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Order on Motion for Default Judgment, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property for further assurances.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

Time and Place: between 10:00 a.m. and 4:00 p.m., on July 1, 2025 at the steps of the Brown County Courthouse, Texas. The earliest time the sale will begin is 10:00 a.m., and will conclude no later than three hours thereafter.

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 is the Second of June, 2025.



Christopher Mitchell, Trustee
205 N. Center Ave.
Brownwood, TX 76801
Phone: 325-641-1677

