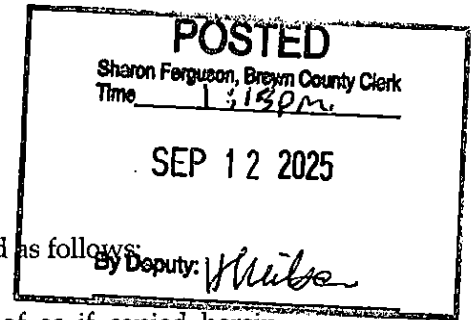


NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.



1. Property To Be Sold. The property to be sold is described as follows:

See **Exhibit A** attached hereto and made a part hereof as if copied herein verbatim.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date,

time, and place:

Date: Tuesday, October 7, 2025

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Brown County Courthouse in Brownwood, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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POSTED

Sharon Ferguson, Brown County Clerk
Time 1:13pm.

SEP 12 2025

By Deputy: Hube

United States, please send written notice of the active duty military service to the sender of this notice.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Marlin R. Scott and Alissa J. Scott, dated September 2, 2010 and recorded in Document Number 20105146 Volume 1749 Page 616 of the Official Public Records of Brown County, Texas.

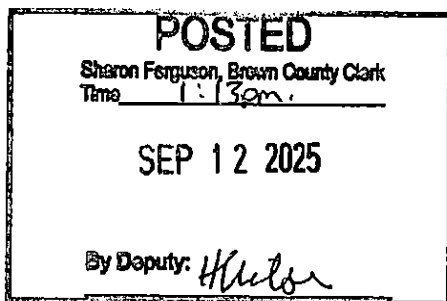
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$125,000.00 executed by Marlin R. Scott and Alissa J. Scott payable to the order of Western Bank (collectively the "Obligation"). Western Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: September 9, 2025.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com



BROWN CO.

MARTIN FLOOD SURVEY NO. 38, ABSTRACT NO. 335 APRIL 27, 2009
LAKE BROWNWOOD, BROWN COUNTY, TEXAS
PART OF DEED RECORDED AT VOLUME 1717 PAGE 654
DEED RECORDS OF BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF A 2.029 ACRE TRACT OF LAND BEING OUT
OF AND A PART OF THE MARTIN FLOOD SURVEY NO. 38, ABSTRACT NO. 335
SITUATED IN BROWN COUNTY, TEXAS AND BEING A PART OF THAT TRACT
CONVEYED FROM DAVID R. CARROLL TO LINDA S. SCOTT AND MATT SCOTT BY
DEED RECORDED AT VOLUME 1717 PAGE 654 OF THE BROWN COUNTY DEED
RECORDS; SAID 2.029 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the West line of the Martin Flood Survey
No. 38, Abstract No. 335 and the East line of the Matt Finch Survey No. 8,
Abstract No. 337, which bears S00°43'15"E, 1692.3 feet from the calculated
Northeast corner of said Finch Survey and being the Southwest corner of Oak Ridge
Estates, Phase III, the plat of which is recorded at Volume 5 Page 35 of the
Brown County Plat records and the Northwest corner of that tract conveyed from
David R. Carroll to Linda S. Scott and Matt Scott by Deed recorded at Volume 1717
Page 654 of the Brown County Deed Records for the Northwest corner of the herein
described tract;

THENCE, along the common line between said Oak Ridge Estates and said
Carroll Tract, N89°59'19"E, 384.35 feet to an iron rod set in the South line of
Lot 8 of said Oak Ridge Estates as the Northeast corner hereof;

THENCE, S00°43'15"E, 230.00 feet to an iron rod set for the Southeast
corner hereof;

THENCE, along a line 230.00 feet South of and parallel with the North line
herein, S89°59'19"W, 384.35 feet to an iron rod set in the West line of said
10.02 acre tract for the Southwest corner hereof;

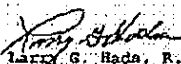
THENCE, along said West line N00°43'15"W, 230.00 feet to the POINT OF
BEGINNING and calculated to contain 2.029 acres therein.

SUBJECT TO: This Tract is subject to a 10-foot Water Line Easement along
the West and North sides of this tract.

BEARING BASIS: Bearings for this survey are based on GPS observations, USA
/ NAD83 / Texas Central Zone.

ACCESS: Access to this tract is via Access Easements recorded at Volume 697
Page 784 and Volume 1661 Page 804 of the Brown County Deed Records.

I, the undersigned do hereby certify that the foregoing Field Notes and accompanying
Survey Plat were prepared from an actual survey made on the ground, the Records of Brown
County, Texas and surveys of area properties; that the corners and boundaries with marks
natural and artificial are as found on the ground, that discrepancies, conflicts,
protrusions or intrusions, overlapping of improvements, easements, visible or apparent to
be are shown or described hereon and that said property has access to and from a dedicated
roadway.


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

