Notice of Foreclosure Sale

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

All that property described in Exhibit "A", attached hereto and made a part hereof for all purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust dated October 4, 2021, executed by Brownwood Market Place, Ltd., and recorded in Instrument #2108441 of the Official Public 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: September 1, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: The South Broadway porch of the Brown County Courthouse, or, if the preceding area is no longer the area designated by the Brown County Commissioner's Court, at the place most recently designated by the Brown County Commissioner's Court as the area at the Courthouse where the sales are to take place in Brown County, Texas, in the City of Brownwood, Brown County, Texas.

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. The reposting or refiling may be after the date originally scheduled for this sale.

4. *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 day the property is sold.

POSTED
Sharon Ferguson, Brown County Clerk
Time 11:21 AM
AUG 10 2026
By Deputy:

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale*. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Brownwood Market Place, Ltd..

6. *Obligations Secured*. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note dated April 10, 2025 in the original principal sum of $292,873.72 executed by FAI Stephenville Partners, Ltd., payable to the order of TEXASBANK; (b) the promissory note dated April 10, 2025 in the original principal sum of $174,281.62 executed by FAI Stephenville Partners, Ltd.; (c) the promissory note dated April 10, 2025 in the original principal sum of $480,331.12 executed by Brownwood Market Place, LTD; (d) the promissory note dated April 10, 2025 in the original principal sum of $269,205.78 executed by Brownwood Market Place, LTD.; and (e) all renewals and extensions of the note. TEXASBANK is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned at 207 N. Fisk, Brownwood Texas 76801 or to the beneficiary, TEXASBANK at 400 Fisk Avenue, Brownwood Texas 76801.

7. *Default and Request to Act*. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given

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Time_______
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By Deputy:

that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

Dated August 10, 2026.

SCOTT A. MORELOCK
207 N. Fisk Ave.
Brownwood, TX 76801
325-646-9795 - Telephone
325-646-7855 - Telecopy

POSTED
Sharon Ferguson, Brown County Clerk
Time
AUG 10 2026
By Deputy:

LEGAL DESCRIPTION TO 0.582 ACRES

All that certain 0.582 acre lot, or parcel of land being out of the W.H. IRION SURVEY, NUMBER 52, ABSTRACT NUMBER 537, being known as part of Outlot No. 386, of the City of Brownwood, Brown County, Texas, being situated on the waters of Adams Branch in the City of Brownwood, Brown County, Texas, and being part of a 2.195 acre tract as conveyed by deed from Interfirst Bank Brownwood, to Underwoods of Brownwood, Inc., dated February 21, 1986, being of record in Volume 916, Page 616, Real Property Records, Brown County, Texas, and is further described as occupied as follows.

BEGINNING at a 1/2 inch iron rod set in the intersection of the southerly line of McCulley Street, and the westerly line of Looney Street of the J.R. Looney Highway Addition to the City of Brownwood, being of record in Volume 1 Page 163, Plat Records, Brown County, Texas, being the occupied northeast corner of said 2.195 acre tract, for the northeast corner of this;

THENCE South 09 degrees 30 minutes West, with the westerly line of said Looney Street, 179.7 feet, to a 1/2 inch iron rod set on the northerly bank of Adams Branch, for the southeast corner of this;

THENCE South 78 degrees 56 minutes West, with the occupied northerly bank of said Adams Branch, 133.5 feet to a 1/2 inch iron rod sat in the projection of the westerly line of Taco Bells' property, for the southwest corner of this;

THENCE North 09 degrees 30 minutes East, 226.6 feet, to a 1/2 inch iron rod set in the southerly line of McCulley Street, for the northwest corner of this;

THENCE South 80 degrees 30 minutes East, with the southerly line of said McCulley Street, 125.0 feet, to the place of beginning and calculated to contain 0.582 acre of land, more or less.

POSTED
Sharon Ferguson, Brown County Clerk
Time__________
AUG 10 2026
By Deputy:

LEGAL DESCRIPTION FOR 1.5742 ACRES

Being Lot 2, Block 3, Market Place Addition, Block 3, recorded in Volume 4, Page 387, of the Brown County Plat Records, also being in the William H. Irion Survey No. 52, Abstract No. 537, Brownwood, Brown County Texas,

SAVE AND EXCEPT THE FOLLOWING:

Field Notes of a 3084 square feet parcel of land out of Lot 2, Block 3, Market Place Addition Block 3 recorded in Volume 4 page 387, of the Brown County Plat Records, also being in the William H. Irion Survey No.52, Abstract No. 537, Brown County, Tex.as, which said land was conveyed to Market Place, L.C. by said plat. which said 3084 square feet parcel of land is more particularly described as follows:

BEGINNING at a ¾" aluminum rod with aluminum cap set for the southeast comer of this parcel and being 34.54 feet right of and radial to the proposed Market Place Boulevard centerline station 30 l +60.97; from which an iron rod set at an east corner of said lot bears South 48°59'00" East, a distance of 234.22 feet.

(1) THENCE South 24°33'00" West, with the proposed right of way line, a distance of 59.51 feet to a¾" aluminum rod with aluminum cap set. and being 25.07 feet right of and radial to the proposed centerline station 302+26.34, for the southwest corner of the herein described parcel;

(2) THENCE North 00°l 7'29" West, along the existing right of way line said Boulevard, a distance of 150.37 feet,, to a½" iron rod set for the northwest comer of this parcel and said Lot 2;

(3) THENCE North 89°42'30" East along the north line of said lot a distance of 25.00 feet to a ½" iron rod set for the northeast comer of this parcel and said property.

(4) THENCE South 00°17'29" East. along the east line of said lot 2 of said line a distance of 96.37 feet to the place of BEGINNING and containing 3084 square feet of land.

The above described 3084 square feet of land is that same property conveyed in a Warranty Deed from Brownwood Market Place, Ltd., as Grantor to the City of Brownwood, as Grantee, dated August 14, 2013 and recorded in Volume 100, Pages 904-908 of the Official Public Records of Brown County, Texas.

POSTED
Sharon Ferguson, Brown County Clerk
Time____________

AUG 10 2026

By Deputy: