

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/26/2022	Grantor(s)/Mortgagor(s): JESSICA R LOPEZ, SINGLE WOMEN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PrimeLending, A PlainsCapital Company
Recorded in: Volume: N/A Page: N/A Instrument No: 2205638	Property County: BROWN
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd, Ewing, NJ 8618
Date of Sale: 8/4/2026	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Kim Anderson, Ron Anderson, Thomas L. Swearingen, Louis Starzel, Jay Jacobs, Alexis Mendoza or Kevin Key, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

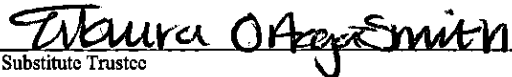
Dated: 6/17/2026



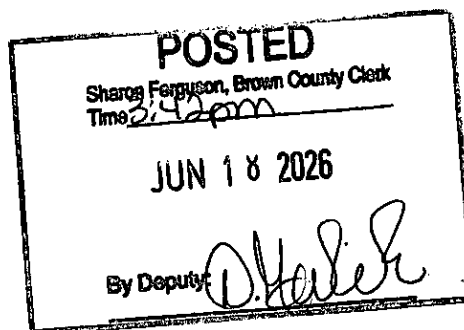
Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated: 6-18-2026

Eibaura Ortega-Smith
Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>



MH File Number: TX-26-128341-POS
Loan Type: USDA Farm Loan

EXHIBIT "A"

FIELD NOTE DESCRIPTION of a 0.205 tract of land, more or less, being part of Lot 13 and Lot 14, Block 2 of the SWEET'S ADDITION according to map recorded in Volume 1, page 66, Plat Records, Brown County, Texas. Being the same tract as conveyed by Warranty Deed with Vendor's Lien dated February 04, 2022 from Cateen Michelle Kingsland to JGAL Properties, Inc. as recorded in Document #2200863, Official Public Records, Brown County, Texas. Also being out of and part of DAVID J. JONES Survey 50 Abstract 549. Situated within the city limits of Brownwood, Brown County, Texas. Said 0.205 acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 1/2 inch iron rod (Control Monument) bent found, for the Northwest Right-of-Way line of Avenue D same being the Southeast line of said Block 2, for the Southeast line of said Lot 14, for the South corner of Lot 16A of RePlat of Sweet's Addition Lot 16, Lot 15 and part of Lot 14, Block 2 as recorded in Volume 5, page 77, Plat Records, Brown County, Texas, for the Northeast point of Basis of Bearing in Note 1 below, for the East corner of this tract;

THENCE S 43° 10' 41" W, (Adjoiner/Deed Call S 45° 00' 00" W ~ 60' - Doc. #2200863, O.P.R.B.C.T.) with the common Northwest Right-of-Way line of said Avenue D and the Southeast line of said Lot 14, at 35.91 feet pass the common South corner of said Lot 14 and the East corner of said Lot 13, in all a distance of 60.64 feet to a 5/8 inch iron rod with red cap stamped "SOLID SURVEYING INC" set, for the East corner of Robert C. Arredondo tract as recorded in Volume 1036, page 810, Real Property Records, Brown County, Texas, for the South corner of said JGAL Properties, Inc. tract, for the South corner of this tract, from whence a 1/2 inch iron rod with red cap stamped "RPLS 6332" bears S 43° 10' 41" W a distance of 125.27 feet;

THENCE N 46° 04' 41" W, (Adjoiner/Deed Call S 45° 00' 00" E ~ 150' - Vol. 154, Pg. 259, D.R.B.C.T.) with the common Northeast line of said Robert C. Arredondo tract and the Southwest line of said JGAL Properties, Inc. tract, crossing said Lot 13, a distance of 150.75 feet to a 2 inch galvanized fence corner post found, for the Southeast Right-of-Way line of a 15' Alleyway, for the occupied North corner of said Robert C. Arredondo tract, for the West corner of said JGAL Properties, Inc. tract, for the West corner of this tract, from whence a 3/8 inch iron rod bent found, for the West corner of Lot 9 of said Block 2 bears S 42° 59' 06" W a distance of 224.67 feet;

THENCE N 42° 53' 12" E, (Adjoiner/Deed Call N 45° 00' 00" E ~ 60' - Doc. #2200863, O.P.R.B.C.T.) with the common Southeast R.O.W. line of said 15' Alleyway and the Northwest line of said JGAL Properties, Inc. tract, as occupied, a distance of 57.91 feet to a 2 inch galvanized fence corner post (Control Monument) found, for the West corner of Lot 15A of said RePlat of Sweet's Addition Lot 16, Lot 15 and part of Lot 14, Block 2, for the North corner of said JGAL Properties, Inc. tract, for the North corner of this tract, from whence a 1/2 inch iron rod found, for reference, bears N 43° 42' 43" E a distance of 112.87 feet;

THENCE S 47° 06' 55" E, (Adjoiner/Deed Call N 47° 10' 56" W ~ 78.40' (Lot 15 A) & 71.60' (Lot 16A) - Vol. 5, Pg. 77, P.R.B.C.T.) with the Southwest line of said Lot 15 A, for the Northeast line of said JGAL Properties, Inc. tract, at a called distance of 78.40 feet pass the common South corner of said Lot 15A and the West corner of said Lot 16A, in all a distance of 151.02 feet to the POINT OF BEGINNING, and containing 0.205 acres of land, more or less.

Notes: 1. Basis of Bearing: GPS observation between a 1/2 inch iron rod bent found for the South corner of Lot 16A, Block 2 of RePlat of Sweet's Addition Lot 16, Lot 15 and part of Lot 14, Block 2 as recorded in Volume 5, page 77, Plat Records, Brown County, Texas to a 1/2 inch iron rod with red stamped "RPLS 6332" found for the South corner of Lot 11, Block 2 of Sweet's Addition as recorded in (V. 1607, P. 50), Real Property Records, Brown County, Texas with a Texas Central Zone 4203 grid bearing of S 43° 10' 41" W a distance of 125.27' (Plat Call 125').

2. This Metes and Bounds Description accompany the survey sketch prepared by and dated by same.
3. Survey date: August 18, 2022.

