

NOTICE OF SUBSTITUTE TRUSTEE'S 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.

NOTICE IS HEREBY GIVEN THAT BECAUSE THE DEFAULT IN PERFORMANCE OF THE OBLIGATIONS OF THE DEED OF TRUST, SUBSTITUTE TRUSTEE WILL SELL THE PROPERTY BY PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH AT THE PLACE AND DATE SPECIFIED TO SATISFY THE DEBT SECURED BY THE DEED OF TRUST.

INSTRUMENT / DEED OF TRUST TO BE FORECLOSED

TMLF No. 186144 Original Principal Amount: \$32,000.00
Recording Information: 2304513 Deed of Trust Date: 08/16/2023

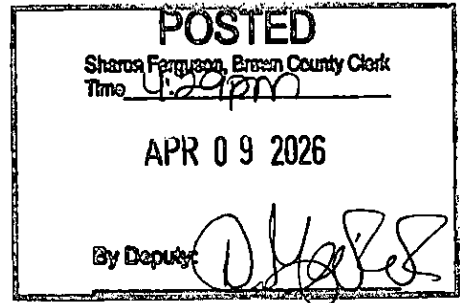
Grantor(s) / Mortgagor(s):
JAMES MINOR HUDSON, A SINGLE MAN

Original Mortgagee:
CITIZENS NATIONAL BANK

Current Mortgagee:
CITIZENS NATIONAL BANK AT BROWNWOOD

PROPERTY TO BE SOLD

Property Address: 1506 AVENUE H, BROWNWOOD, TX 76801
County: BROWN
Property Description: SEE ATTACHED EXHIBIT A



FORECLOSURE SALE INFORMATION

Place of Sale: On the front porch of the Brown County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

Sale Date: 05/05/2026 Sale Time: 10:00 AM – 1:00 PM



The sale will begin at the earliest time stated above or within three hours after that time. The sale will be conducted as public auction and the property will be sold to the highest bidder for cash equivalent, except that lender's bid may be by credit against the indebtedness secured by the line of the Deed of Trust.

Pursuant to Texas Property Code § 51.0075(a), Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Pursuant to Texas Property Code § 51.009, purchaser acquires the foreclosed property as is without any expressed or implied warranties, at the purchaser's own risk.

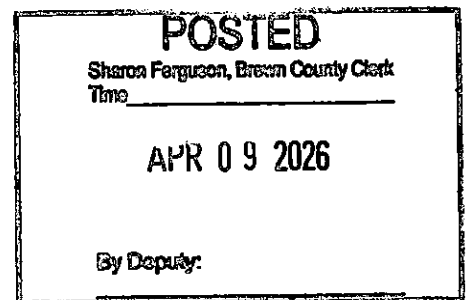
It is the responsibility of prospective bidders to ascertain the property status and suitability for the intended purpose. Bidders should exercise due diligence and caution throughout the bidding process. Prospective bidders are reminded that by law the Foreclosure Sale will be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been released or subordinated to the Deed of Trust or Contract Lien.

CITIZENS NATIONAL BANK is acting as the mortgage servicer and authorized to represent the mortgagee, **CITIZENS NATIONAL BANK AT BROWNWOOD**, by virtue of servicing agreement with the mortgagee. Pursuant to the servicing agreement and Texas Property Code § 51.0025, the mortgage servicer, **CITIZENS NATIONAL BANK** is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

CITIZENS NATIONAL BANK
C/O CITIZENS NATIONAL BANK AT BROWNWOOD
1 CARNEGIE ST, BROWNWOOD, TX 76801

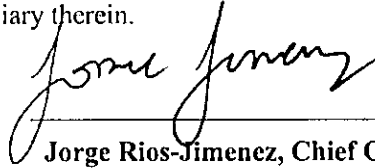
If **CITIZENS NATIONAL BANK AT BROWNWOOD** passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust or Contract Lien and the Texas Property Code.

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.



The undersigned as attorney or authorized agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead **THE MORTGAGE LAW FIRM, PLLC, SERVICELINK AGENCY SALES AND POSTING, LLC AND AUCTION.COM, LLC**, whose address is C/O THE MORTGAGE LAW FIRM, PLLC, 18383 Preston Road, Suite 200, Dallas, TX 75252, or either one of them, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

Executed date: 4/7/2026



Jorge Rios-Jimenez, Chief Operating Officer

THE MORTGAGE LAW FIRM, PLLC
18383 PRESTON ROAD, SUITE 200
DALLAS, TX 75252
(469) 521-9700

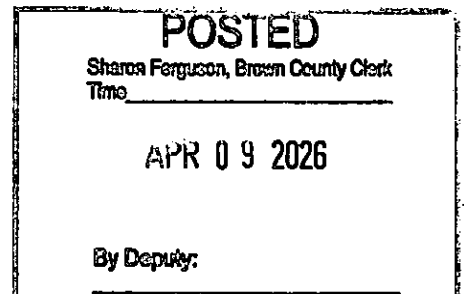


EXHIBIT A
Legal Description

Survey of 0.21 acres of land out of and part of Lot 1, Block Z, Coggin Addition, City of Brownwood, Brown County, Texas, according to the plat or map thereof recorded in Vol. 2, Pg. 79, Plat Records, Brown County, Texas, said 0.21 acres being those same tracts of land described in deeds to Thomas Leon McMillan recorded in Vol. 1178, Pg. 493 Real Property Records, Brown County, Texas, and Vol. 7, Pg. 434, Official Public Records, Brown County, Texas (REF: Vol 922, Pg. 469 RPRBCT) and being further described by metes and bounds as follows:

Beginning at a ½" rebar red set with a survey cap stamped RPLS 6224 in the common line between said Lot 1 and Ave. H for a common corner between said McMillan tract and a tract of land erroneously described in a deed to Schult Investments, LLC recorded in Vol. 159, Pg. 774, of said Official Public Records (Tract Seventeen), for the North corner of this described tract; from which a squarehead bolt (control monument) found for the North corner of said Lot 1 and said Schult tract Bears N 52°58'23" E, 90.00 feet and a ½" rebar rod (control monument) found for the East corner of said Block Z bears N 52°58'23" E, 90.00 feet & S 32°46'37" E, 400.37 feet;

Thence S 32°46'37" E, 90.00 feet over and across said Lot 1 along the Northeast line of Said McMillan tract to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the Northwest line of a tract of land described in a deed to Rachel Maldonado recorded in Vol. 1737, Pg. 205, of said Real Property Records, for the East corner of said McMillan tract and this described tract;

Thence S 52°58'23" W, 102.50 feet over and across said Lot 1 along the common line between said McMillan tract and said Maldonado tract to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Lot 1 and a 15' alley for a common corner between said McMillan tract and said Maldonado tract, for the South corner of this described tract;

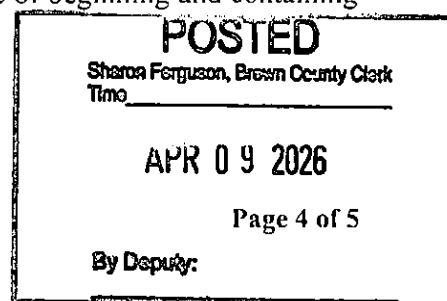
Thence N 32°46'37" W, 90.00 feet over and across said Block Z along the common line between said Lot 1 and said 15' alley, same being the Southwest line of said McMillan tract, to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Block Z and previously mentioned Ave, H for the West corner of said Lot 1, said McMillan tract and this described tract;

Thence N 52°58'23" E, 102.50 feet along the common line between said Lot 1 and said Ave. H, same being the Northwest line of said McMillan tract, to the place of beginning and containing 0.21 acres of land

Property Address: 1506 Avenue H Brownwood, TX 76801

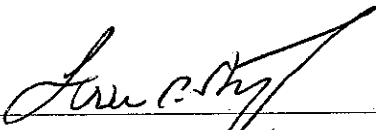
Tax ID: 52115

TMLF - 186144



CERTIFICATE OF POSTING

My name is Louis C. Strazel, and my address is
C/O THE MORTGAGE LAW FIRM, PLLC, 18383 PRESTON ROAD, SUITE 200, DALLAS, TX
75252. I declare under penalty of perjury that on April 9, 2026 I filed at the
office of the BROWN county Clerk and caused to be posted at the BROWN county courthouse this notice
of sale.

Signature: 
Declarant Name: Louis C. Strazel
Date: 4-09-26

