

26-000438-TX
1715 AUSTIN AVE, BROWNWOOD, TX 76801

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:
SEE EXHIBIT A

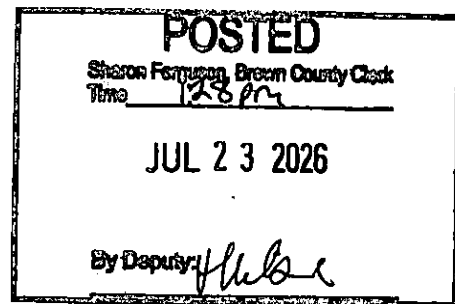
Security Instrument: Deed of Trust dated March 23, 2010 and recorded on March 24, 2010 as Instrument Number 1646 in the real property records of BROWN County, Texas, which contains a power of sale.

Sale Information: September 01, 2026, at 1:00 PM, or not later than three hours thereafter, at the front porch of the Brown County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CARLOS ESCOBAR AND HEATHER MEDINA secures the repayment of a Note dated March 23, 2010 in the amount of \$79,285.00. ROCKET MORTGAGE, LLC S/B/M TO NATIONSTAR MORTGAGE LLC, whose address is c/o Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppel, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4881610

Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Louis Starzel, Reyn Rossington, Thomas Swearingen, Justin Slone, Tom Swearingen, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

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.

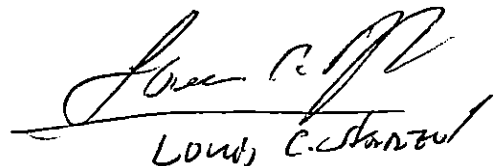
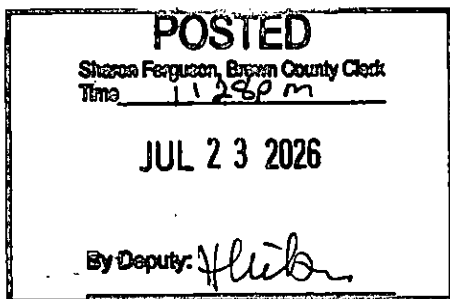


Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Louis Starzel, Reyn Rossington, Thomas Swearingen, Justin Slone, Tom Swearingen, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, ServiceLink Agency Sales and Posting, LLC, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Louis C. Starzel, declare under penalty of perjury that on the 23rd day of July, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BROWN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Louis C. Starzel

Watson & Associates Of Mason

Professional Engineers, Land Surveyors & Planners

201 Westmoreland Street - P.O. Box 463

Mason, Texas 76856

(325)347-6883 phone - (325)347-5522 fax

mwatson@tstar.net



LEGAL DESCRIPTION: Being 0.304 acres of land out of Lot No. 2, Block No. 17, Coggin Addition to the City of Brownwood, Brown County, Texas as recorded in Volume 1, Page 120C of the Plat Records of said Brown County and being all of that certain tract of land described in Volume 1293, Page 581 of said Real Property Records; Said 0.304 acre tract being more particularly described as follows and as surveyed under the supervision of Watson and Associates of Mason in August - September, 2005:

BEGINNING at a calculated point in the southwest line of that certain public road known as Austin Avenue, for the east corner of said 0.208 acre tract described in Volume 1291, Page 679 of said Real Property Records, the north corner of said 0.017 acre tract described in Volume 1291, Page 679 of said Real Property Records and the north corner hereof;

THENCE South 32°49'12" East a distance of 71.78 feet along the southwest line of said Austin Avenue and the northeast line of said 0.017 acre tract to a calculated point for the north corner of that certain tract of land described in Volume 1076, Page 879 of said Real Property Records and the east corner hereof;

THENCE South 52°30'22" West, passing a 1/2 inch iron rod set at a distance of 5.00 feet, along the northwest line of said Volume 1076, Page 879, at a distance of 129.84 feet pass a 3/8 inch iron rod found for the west corner of said Volume 1076, Page 879 and the north corner of that certain tract described in Volume 731, Page 334 of the Deed Records of Brown County, Texas, in all a total distance of 182.16 feet to a 3/8 inch iron rod found in the northeast line of an Alley, for the west corner of said 731, Page 334 and the south corner hereof and from which a 1/2 inch iron rod found bears South 34°15'53" East a distance of 77.55 feet;

THENCE North 33°21'05" West a distance of 73.63 feet along the northeast line of said Alley to a calculated point for the south corner of said 0.208 acre tract and the west corner hereof and from which a 3/8 inch iron rod found for the west corner of said 0.208 acre tract bears North 33°06'58" West a distance of 49.80 feet and 1/2 inch iron rod found bears North 65°57'37" East a distance of 2.72 feet;

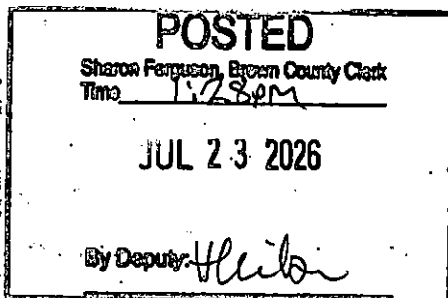
THENCE North 53°06'00" East along the southeast line of said 0.208 acre tract, at a distance of 101.87 feet pass a 1/2 inch iron rod found for the west corner of said 0.017 acre tract, continuing along the southeast line of said 0.208 acre tract and the northwest line of said 0.017 acre tract, at a distance of 177.70 feet pass a 1/2 inch iron set, in all a total distance of 182.70 feet to the **POINT OF BEGINNING**, containing 0.304 acres, more or less, as shown on the certified plat prepared herewith.

Bearings are based on the southeast line of 0.208 acre tract. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

Surveyed by:

September 6, 2005

Mark R. Watson, RPLS #5740
Job No. M0501402



RECORDER'S MEMORANDUM

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