

Notice of Foreclosure Sale

April 7, 2022

Deed of Trust ("Deed of Trust"):

Dated: November 18, 2015
Grantor: Jared Brown and Christa Brown
Trustee: Shane Spillman
Lender: Security First National Bank
Recorded in: Instrument No. 129461-2015, Lamar County Official Public Records
Legal Description: See Exhibit "A" attached hereto and made a part hereof.
Secures: Promissory Note ("Note") in the original principal amount of \$244,121.70, executed by Jared Brown ("Borrower") and payable to the order of Lender
Substitute Trustee: Chris W. Fitzgerald
Substitute Trustee's Address: 32 West Plaza, Paris, Texas 75460

Foreclosure Sale:

Date: Tuesday, May 3, 2022
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.
Place: The East foyer, First Floor of the Lamar County Courthouse, 119 N. Main Street, Paris, Lamar County, Texas 75460
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Security First National Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Security First National Bank, the

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ON THIS THE 11th DAY OF April, 2022

owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

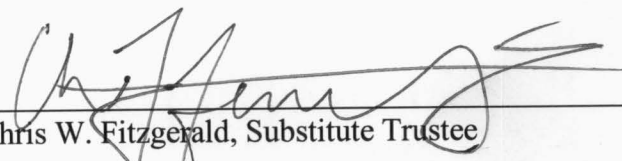
If Security First National Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Security First National Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, 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.

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.


Chris W. Fitzgerald, Substitute Trustee



Nelson Surveying Company

820 North Main Street Paris, Texas 75460
903-785-3651 fax 803-785-3388 e-mail jnm@ntsmat.com
Jim Nelson, owner

J. M. Nelson, Registered Professional Land Surveyor of Texas, #4025

These field notes are to be used by the 'strip of paper' method. Surveyor assumes no liability for any modification or misapplication.

CS07-11 040-000 01/01/01 11/01/01 11/01/01

Professional Surveying Code Book of U.S.A. Hwy. 271

FIELD NOTES

Situated within the Corporate Limits of the City of Paris, County of Lamar, and State of Texas, a part of the Reddin Russell Survey #786, and being a called 0.97 acre tract of land conveyed to Glen Brown and Jarod Brown by deed recorded in Vol. 1279, Page 48, of the Real Property Records of said County and State, said Brown/Brown 0.97 acre tract being known as lot 11, City Block 307 (plat not recorded).

Beginning at a 1/2" capped (NELSON SURVEYING) iron pin (ns) for corner at the Southeast corner of said lot 11 and at the Northeast corner of lot 10 of said City Block 307, said lot 10 being the same as a called 1.58 acre tract of land conveyed to BBS Partnership, A Texas General Partnership, by deed recorded in Vol. 1278, Page 81, of said Real Property Records:

Thence South 87°39'38" West a distance of 408.72 feet to a 1/2" capped (NELSON SURVEYING) iron pin (s) for corner at the Southwest corner of said lot 11 and at the Northwest corner of said lot 10;

Thence along the Southerly Boundary Line of the Campbell Soup Access Road as follows: North 47°20'07" East a distance of 182.75 feet to a 1/2" capped (NELSON SURVEYING) iron pin (e) at the Northwest corner of said lot 11; North 80°21'23" East a distance of 209.75 feet to a 1/2" capped (NELSON SURVEYING) iron pin (e) for corner at the Northerly Northeast corner of said lot 11;

Thence along the Westerly Boundary Line of N. Main St. / U.S. Hwy. 271 as follows: South 45°37'25" East a distance of 88.89 feet to a 1/2" capped (NELSON SURVEYING) iron pin (e) at the Easterly Northeast corner of said lot 11; South 2°16'42" East a distance of 81.82 feet to the place of beginning and containing 0.972 acres of land.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify to Glen Brown & Jarod Brown, that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 28th day of November, 2003, that the improvements shown thereon are correct, and that this tract of land does not appear to lie in a flood zone as indicated by Community Panel No. 480427 0002 B of the Flood Insurance Rate Maps of by Community Panel No. 480891 0008 A of the Flood Hazard Boundary Maps.


J.M. Nelson, RPLS of Texas, #4025

11-26-03
date



EXHIBIT A