

March

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(Brewer)

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.

Robertson County

Date: February 8, 2023

Substitute Trustee: Evette M. Correa

Substitute Trustee's Addresses: Street Address: 12614 Dunns Fort Rd., Hearne, Texas 77859
Mailing Address: 12614 Dunns Fort Rd., Hearne, Texas 77859

Lender: Texas LKP&T, LLC

Note

Date: June 6, 2012
Original Amount: SEVENTY TWO THOUSAND AND NO/100 DOLLARS (\$72,000.00)
Maker: Mark Brewer, Sr. and Carolynda Brewer
Payee: Texas LKP&T, LLC
Original Maturity Date: June 1, 2017

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on Bm of February, 2023 at 8:54
Stephanie M. Sanders, Robertson County Clerk

BY: SMA

Deed of Trust

Date: June 6, 2012
Grantor: Mark Brewer, Sr. and Carolynda Brewer
Original Trustee: Bryan F. Russ, Jr.
Substitute Trustee: Evette M. Correa
Lender/Beneficiary: Texas LKP&T, LLC
Holder of Note and Lien: Texas LKP&T, LLC

Recorded: Volume 1172, Page 54, Official Public Records of Robertson County, Texas
Property: Being Lot Twelve (12) and the adjoining South Forty feet (S 40') of Lot Eleven (11) in Block Number Eighty (80) in the City of Franklin, Robertson County, Texas, according to the map and plat of said City of record in Volume 5, Page 253 of the Deed Records of Robertson County, Texas; and being the same property described in a deed from Carolyn M. Davis to Joe D. Davis, dated April 8, 2003 and recorded in Volume 831, Page 736 of the Official Public Records of Robertson County, Texas; together with one double-wide mobile home, Woodcrest model, label/seal numbers LOU0025910 and LOU0025911, serial numbers 2399A and 2399B, sizes 14.0 x 60.0, located on such property.

Renewal and Modification of Real Estate Note and Lien

Date: September 1, 2014 (Effective Date)
Obligor: Mark Brewer, Sr. and Carolynda Brewer
Holder of Note and Lien: Texas LKP&T, LLC
Recorded: Volume 1248, Page 599, Official Public Records of Robertson County, Texas

Renewal, Extension, and Modification of Real Estate Note and Lien

Date: February 16, 2017
Obligor: Mark Brewer, Sr. and Carolynda Brewer
Holder of Note and Lien: Texas LKP&T, LLC
Recorded: Volume 1314, Page 383, Official Public Records of Robertson County, Texas

County: Robertson County, Texas

Date of Sale (first Tuesday of month): March 7, 2023

Time of Sale: 1:00 pm (The sale shall be completed no later than 4:00 pm)

Place of Sale: At the North door on the first floor of the Robertson County Courthouse Annex in Franklin, Texas

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the Property by public auction to the highest bidder for cash (subject to the Lender having 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) at the place, date, and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above as Time of Sale or within three hours after that time. The sale will be completed no later than 4:00 p.m. Grantor of the Deed of Trust has granted Lender/Beneficiary a security interest in the manufactured housing described in Property. Beneficiary elects to foreclose the security interest in the manufactured housing with the foreclosure of the real estate.

Questions concerning the sale may be directed to the attorney for the Lender.

James H. McCullough
P.O. Box 1288
Franklin, Texas 77856
Phone 979-828-3663
Email jamesmccullough@palmosruss.com

Evette M. Correa

Evette M. Correa, Substitute Trustee