

## Notice of Foreclosure Sale

January 7, 2020

Deed of Trust:

Dated: April 3, 2018

Grantor: MICHAEL T. BREWSTER  
P.O. Box 1485  
Van Horn, Texas 79855

Trustee: STEPHANIE LEE MILLIRON  
213 E Holland Avenue, Suite C  
Alpine, Texas 79830

Lender: STEVE DUNN  
700 North Manning Street  
Hamilton, Texas 76531

Recorded in: Public Records of the Real Property Records of Culberson County, Texas, being in renewal and extension of Deed of Trust recorded in Public Records of the Real Property Records of Culberson, County, Texas.

Legal Description: North Farm – TRACT 1: BEING 161.2 acres of land out of Section 227, Jas. A. Espy, S.F. 7194 described by metes and bounds. TRACT 2: Being 160 acres of land out of Sections 227, 229, and 230, Jas. A. Espy, S.F. 7194, S.F. 7196 and S.F. 7197, respectively described by metes and bounds. TRACT 3: Being 149.3 acres of land out of Sections 229, 230, Jas. A. Espy, S.F. 7196 and S.F. 7197 respectively described by metes and bounds.

Middle Farm – All those certain lots, tracts, or parcels of land lying and being situated in Culberson County, Texas... 200 acres of land out of Survey Nos. 1 and 2, Block No. 2, Tex-Mex Ry. Co., described by metes and bounds.

Obligations Secured: Deed of Trust or Contract Lien executed by MILLIRON LAW OFFICE, PLLC, securing the payment of indebtedness in the original principal amount of \$2,000,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of promissory note. STEVE DUNN is the current mortgagee of the note and Deed of Trust or Contract Lien.

Property:

North Farm – TRACT 1: BEING 161.2 acres of land out of Section 227, Jas. A. Espy, S.F. 7194 described by metes and bounds. TRACT 2: Being 160 acres of land out of Sections 227,

Filed this 17th day of January A.D. 2020  
at 3:15 o'clock P..M.  
Linda McDonald  
County Clerk  
By [Signature] Deputy

229, and 230, Jas. A. Espy, S.F. 7194, S.F. 7196 and S.F. 7197, respectively described by metes and bounds. TRACT 3: Being 149.3 acres of land out of Sections 229, 230, Jas. A. Espy, S.F. 7196 and S.F. 7197 respectively described by metes and bounds.

Middle Farm – All those certain lots, tracts, or parcels of land lying and being situated in Culberson County, Texas... 200 acres of land out of Survey Nos. 1 and 2, Block No. 2, Tex-Mex Ry. Co., described by metes and bounds.

Substitute Trustee: PAUL F. CHAMBERS, PLLC  
IRIS CHIRINOS  
213 E Holland Avenue  
Alpine, Texas 79830

Foreclosure Sale:

Date: February 4, 2020

Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: South steps of the Culberson County Courthouse in Van Horn, Texas.

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 STEVE DUNN'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, STEVE DUNN, the owner and holder of the Note, has requested Trustee, PAUL F. CHAMBERS, PLLC/IRIS CHIRINOS, to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of STEVE DUNN's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with STEVE DUNN's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing STEVE DUNN in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with STEVE DUNN. The address of Mortgage Servicer is set forth above.

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

If STEVE DUNN 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 STEVE DUNN. 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 Trustee or 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.**

**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.**

Respectfully submitted,

PAUL F. CHAMBERS, PLLC  
213 E Holland Ave., Suite B  
Alpine, Texas 79830  
432-837-4848

By: 

Paul F. Chambers

State Bar No. 24092242

pchambers@pfcfirm.com

Attorney for STEVE DUNN