

Filed 8th day of April
in 2025, At 12:15 P.M.
JODI MORGAN
County Clerk, Milam County, Texas
By JM Deputy

NOTICE OF TRUSTEE'S SALE

Date: April 8, 2025
Trustee: JAMES R. SECREST
Lender: JOE SMITHERMAN and wife, SHARI M. SMITHERMAN
Note: Real Estate Lien Note dated August 14, 2019, in the amount of \$44,000.00, executed by Cheryl Braziel (“Borrower”) and payable to the order of Joe Smitherman and Wife, Shari M. Smitherman.

Deed of Trust

Date: August 14, 2019
Grantor: CHERYL BRAZIEL, a single person
Beneficiary: JOE SMITHERMAN and wife, SHARI M. SMITHERMAN
Recording information: Instrument Number 3077, Official Records of Milam County, Texas

Property: A tract of land out of the W. H. SCOTT ADDITION to the City of Cameron in Milam County, Texas, being a portion out of the Northwest corner of that one acre tract of land conveyed by Clarence H. Brown to Mineola Jones et vir, by deed dated March 17, 1960, recorded in Volume 311, Page 151, of the Deed Records of Milam County, Texas, and being further described by metes and bounds in fieldnotes attached hereto as Exhibit “A.”

Address: 1009 West 6th Street; Cameron, Texas 76520

Trustee's Name: JAMES R. SECREST
3600 Birdcreek Plaza
Temple, Bell County, Texas 76502

Date of Sale (first Tuesday of month): May 6, 2025

Time of Sale: Sale will begin no earlier than 10:00 a.m. and will conclude no later than 4:00 p.m., local time (Central).

Place of Sale: East door of the Milam County Courthouse (102 South Fannin Avenue; Cameron, Texas 76520); or as designated by the Commissioners Court for sales of property under Section 51.002 of the Texas Property Code.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

JAMES R. SECREST is Trustee, appointed by the Lender of the Deed of Trust. Because of a default by Grantor of the Real Estate Lien Note ("Note") described above, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This sale will be made to satisfy the debt evidenced by the Note dated August 14, 2019, in the original principal sum of \$44,000.00, executed by Cheryl Braziel.

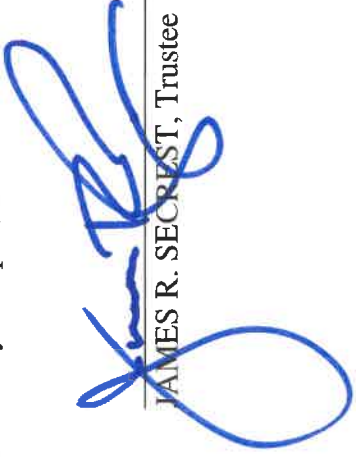
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than six hours thereafter. **Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any express 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, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is open for the first sale of the day held by 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 TRUSTEE 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 MORTGAGE OR MORTGAGE SERVICER.

EXECUTED effective as of this the 8th day of April, 2025.



JAMES R. SECREST, Trustee

STATE OF TEXAS §

§

COUNTY OF BELL §

BEFORE ME, the undersigned authority, on this day personally appeared, JAMES R. SECREST, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me the he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of April, 2025.





Notary Public, State of Texas

EXHIBIT "A"

All that certain tract of land out of the W.H. Scott Addition to the City of Cameron in Milam County, Texas, being a portion out of the Northwest corner of that one acre tract of land conveyed by Clarence H. Brown to Minnieola Jones et vir, by deed dated March 17, 1960, recorded in Volume 311, Page 151, of the Deed Records of Milam County, Texas and further described as follows:

BEGINNING at the N.W. corner of said tract conveyed by Brown to Jones et ux for the Northwest corner of this tract;

THENCE S. 19 deg. W. along the West line of said one acre tract 100 ft. to a point in said West line for the S.W. corner of this;

THENCE S. 71 deg. E. 60 ft. to a point for the S.E. corner of this;

THENCE N. 19 deg. E. 100 ft. to a point in the North line of said one acre tract for the Northeast corner of this;

THENCE N. 71 deg. W. 60 ft. to the place of beginning;

being a lot out of the Northwest corner of said one acre tract conveyed by Brown to Jones et ux 60 x 100 ft.