

FILED
AT 3:45 O'CLOCK P.M.

Notice of Trustee's Sale

MAR 15 2022

Juniper T. Newton
COUNTY CLERK, CORYELL CO., TEXAS

Date: March 15, 2022

Substitute Trustee: Allen D. Place, Jr.

Substitute Trustee's Address: 109 S. 7th Street, Gatesville, Texas 76528

Mortgagee:

Note: Note dated July 30, 2020 in the amount of \$79,000.00

Deed of Trust

Date: July 30, 2020

Grantor: Braden Robertson and Reagan Kizer

Mortgagee: Leonard C. Barnes

Recording information: Instrument Number 328470

Property:

0.12 acres of land out of the C. Cazanoba Survey, Abstract No. 150, Coryell County, Texas, being a portion of Lot 2, Block 56, of the Original Town of Gatesville as recorded in Cabinet B, Slide 445-448, in the Plat Records of Coryell County, Texas, and being further described in attached Exhibit "A"

County: Coryell

Date of Sale (first Tuesday of month): April 5, 2022

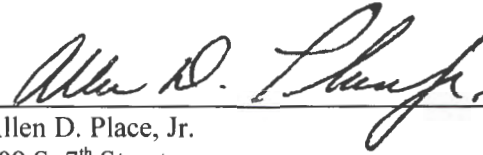
Time of Sale: 10:00 a.m.

Place of Sale: Courthouse of Coryell County, Texas

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.

Mortgagee has appointed Allen D. Place, Jr. as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

A handwritten signature in cursive script, reading "Allen D. Place, Jr.", is written above a horizontal line.

Allen D. Place, Jr.
109 S. 7th Street
Gatesville, Texas 76528

EXHIBIT A

Field notes describing 0.12 acres of land in the C. Cazanoba Survey, Abstract Number 150, Coryell County, Texas, being a portion of Lot 2, Block 56 of the Original Town of Gatesville as recorded in Abstract B, Slides 445-448 in the Plat Records of Coryell County, Texas, and being the land held and occupied by Leonard Carroll Barnes under Instrument Number 154113 in the Deed Records of Coryell County, Texas, and shown on the attached plat and being more particularly described by metes and bounds as follows:

BEGINNING at a chain link fence post found at the southeast corner of Barnes Second Tract described in said deed, being the southwest corner of a tract of land held by Reheka Schmidt and described in Volume 493, Page 286 in the Deed Records of Coryell County, Texas, and being in the north line of Bridge Street for the southeast corner of the herein described tract of land,

THENCE N 90 degrees 00 minutes 00 seconds W - 59.00 feet (Bearing Basis record call) with the south line of the Barnes First Tract and Second Tract and the north line of said Bridge Street to a cotton spindle in the east line of South 3rd Street for the southwest corner of the herein described tract of land,

THENCE N 00 degrees 00 minutes 00 seconds E - 83.00 feet with the east line of said South 3rd Street and the west line of said Barnes First Tract to a 1/2" diameter iron rod set with cap (LETH #3879) at the northwest corner of the First Tract and the southwest corner of a tract of land conveyed to John Kampfer as recorded in Instrument Number 121380 in the Deed Records of Coryell County, Texas, for the northwest corner of the herein described tract of land,

THENCE S 90 degrees 00 minutes 00 seconds E - 62.47 feet with south line of said Kampfer tract, the north line of said Barnes tracts and generally following a chain link fence to a chain link fence post found, being an occupied corner in said Schmidt tract for the northeast corner of said herein described tract of land,

THENCE S 02 degrees 23 minutes 34 seconds W - 83.07 feet with the west line of said Schmidt tract and generally following a chain link fence to the Point of Beginning and containing 0.12 acres of land