

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

AT 11:20 FILED O'CLOCK AM

Date: September 9, 2022

SEP 13 2022

Deed of Trust

Dated: February 1, 2018

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

Grantor: Jimmy Neyland and Janet Neyland, husband and wife

Trustee: Terri Brim

Lender: Randy Brim

Recorded in: Deed of Trust recorded under Instrument Number 309630, real property records of Coryell County, Texas.

Legal Description:

BEING all that tract of land in Coryell County, Texas, out of the Joseph Thompson Survey, Abstract Number 1009, and being part of that called 16.000 acres of land described in a deed to Ola Barnes, recorded in Instrument Number 194690 of the Official Public Records of Coryell County, Texas, and being part of that called 36.000 acres of land described in a deed to Randy Brim, recorded in Instrument Number 173138 of the Official Public Records of Coryell County, Texas, said 36.000 acres being described by metes and bounds in Instrument Number 139367 of the Official Public Records of Coryell County, Texas, and being further described as follows:

BEGINNING at a cotton spindle set in the approximate center of Bobcat Lane, in the South line of said 36.000 acres, from which a 1/2 inch steel rod found at the intersection of the approximate center of Bobcat Lane, and the West line of Old Georgetown Road, at the Southeast corner of said 36.000 acres bears South 82 degrees 25 minutes 00 seconds East, a distance of 353.68 feet for witness;

THENCE North 82 degrees 25 minutes 00 seconds West (Basis of Bearings), a distance of 848.83 feet to a cotton spindle set in the approximate center of Bobcat Lane, in the South line of said 16.000 acres, from which a 1/2 inch steel rod found in the approximate center of Bobcat Lane, at the Southeast corner of said 16.000 acres, bears South 82 degrees 25 minutes 00 seconds East, a distance of 129.26 feet for witness;

THENCE across the interior of said 16.000 acres, the following courses and distances:

North 12 degrees 14 minutes 14 seconds East, a distance of 255.80 feet to a calculated point, from which a 6 inch cedar post found bears South 84 degrees 21 minutes 05 seconds East, a distance of 10.54 feet for witness;

North 84 degrees 21 minutes 05 seconds West, a distance of 171.15 feet to a calculated point in a fence;

North 12 degrees 59 minutes 56 seconds East, a distance of 340.90 feet to a 3/8 inch steel rod found marked "SHOCKLEY" at a bend in a fence;

North 17 degrees 08 minutes 25 seconds West, a distance of 119.77 feet to a 3/8 inch steel rod found marked "SHOCKLEY" in the North line of said 16.000 acres, in the South line of that called 336.102 acres of land described in a deed to Manning Interests Limited, recorded in Instrument Number 110330 of the Official Public Records of Coryell County, Texas, in the North line of said 36.000 acres, from which a 3/8 inch steel rod found marked "SHOCKLEY" at the Northeast corner of said 16.000 acres bears North 81 degrees 50 minutes 52 seconds East, a distance of 238.84 feet for witness;

THENCE North 81 degrees 50 minutes 52 seconds East, a distance of 701.86 feet to a 60D nail set a bend in the North line of said 36.000 acres, at a bend in the South line of said 336.102 acres;

THENCE South 69 degrees 27 minutes 00 seconds East, a distance of 289.80 feet to a cotton spindle set in a cedar stump at a bend in the North line of said 36.000 acres, at a bend in the South line of said 336.102 acres;

THENCE South 41 degrees 06 minutes 00 seconds East, a distance of 290.76 feet to a 1/2 inch steel rod set marked "RPLS 6176" in the North line of said 36.000 acres, in the South line of said 336.102 acres;

THENCE South 21 degrees 45 minutes 30 seconds West, a distance of 650.50 feet to the Point of Beginning, containing 18.966 acres of land.

Note Secured by Deed of Trust (Note)

Date: February 1, 2018

Makers: Jimmy Neyland and Janet Neyland, husband and wife

Original Principal Amount: \$50,000.00

Lender: Randy Brim

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): October 4, 2022

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: 620 East Main Street, Gatesville, Texas or in the area designated by the Commissioners court, pursuant to 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 Randy Brim, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Deed of Trust. Because of that default, Randy Brim, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given that Trustee will sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

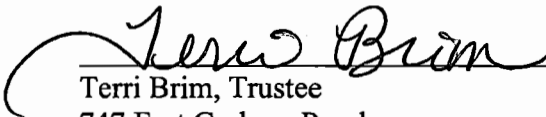
If Trustee or Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Randy Brim. 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, 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.

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.

A handwritten signature in cursive script that reads "Terri Brim". The signature is written in black ink and is positioned above a horizontal line.

Terri Brim, Trustee
747 Fort Graham Road
Waco, Texas 76705