

File #2022-309
NOTICE OF FORECLOSURE SALE

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.

July 6, 2022

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: November 24, 2015 but not effective until December 3, 2015

Trustee:

Quinn Alexander

Address:

P.O. Box 310
Paducah, Texas 79248

Grantor: Neiland W. and Velma L. Worley Children's Trust, also known as and one and the same as Neiland W. and Velma L. Worley Childrens' Trust

Mortgagee: First National Bank, Paducah, Texas (hereafter "Lender")

Recording Information: Volume 206, Page 314, Official Public Records of Cottle County, Texas.

Legal Description:

TRACT ONE: FIELD NOTES for a 160.83 acre tract of land being the southeast quarter of Section 2, R.M. Thomson Survey, Abstract No. 755, Cottle County, Texas.

BEGINNING at a 3" pipe fence corner at the southeast corner of said Section 2 for the southeast corner of this tract.

THENCE N. 89° 08' 26" W, a distance of 2655.77 feet to a ½" iron pipe found which bear S. 89° 09' 49" E, a distance of 2640.07 feet from an iron rod found at the southwest corner of said Section 2 for the southwest corner of this tract.

THENCE N. 01° 00' 13" E, a distance of 2640.05 feet to an OJD cap set which bears S. 89° 10' 43" E, a distance of 2655.15 feet from an 5/8" iron rod found in the west line of said Section 2 for the northwest corner of this tract.

THENCE S. 89° 10' 43" E, a distance of 2649.89 feet to a 3" pipe fence corner for the northeast corner of this tract.

THENCE S. 00° 52' 33" W, a distance of 2641.80 feet to the place of BEGINNING and containing 160.83 acres of land.

TRACT TWO: 647 acres of land out of Section 1, Block K, R. M. Thomson survey, Abstract 803, Cottle County, Texas.

Note Secured by Deed of Trust: Real Estate Lien Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: November 24, 2015 but not effective until December 3, 2015

Original Principal Amount: \$198,000.00

Maker: Neiland W. and Velma L. Worley Children's Trust, also known as and one and the same as Neiland W. and Velma L. Worley Childrens' Trust

Lender: First National Bank, Paducah, Texas

Property: All property and improvements as described in the Deed of Trust.

Sale Location: On the front steps of the Cottle County Courthouse, 815 9th Street, Paducah, Texas 79248.

Sale Time: The public auction of the Foreclosure Sale will take place at 10:00 AM or within three hours from that time.

Sale Date: August 2, 2022

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed, by and through agent, the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on August 2, 2022 at 10:00 AM or within three hours from that time and in accordance with the details as further set forth above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

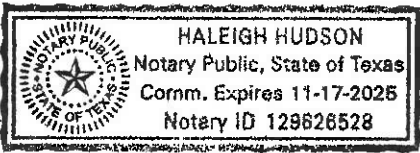
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

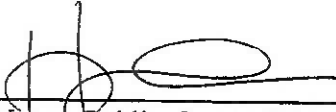


Quinn Alexander, Trustee

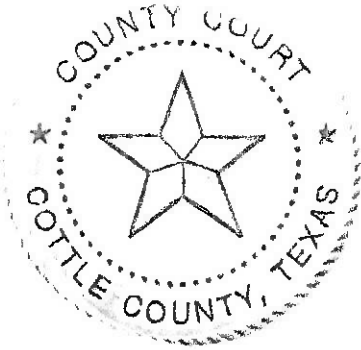
STATE OF TEXAS §
COUNTY OF Randall §
§

This instrument was acknowledged before me on July 17, 2022, by Quinn Alexander, Trustee.





Notary Public, State of Texas
My commission expires: NOV 17, 2025



THE STATE OF TEXAS
COUNTY OF COTTLE
I hereby certify that this instrument was FILED on the date and at the time ENTERED hereon by me and was duly RECORDED in the Official Public Records of Cottle County, Texas, in the Volume and Page noted hereon by me.



Vickey Wederski, Cottle County Clerk
Recorded and filed the 7th day of July,
2022, A.D. at 10:00 o'clock A. M. in
Volume 223, Page 320
By Jansen Mauer DEPUTY