

Notice of Foreclosure Sale

RECEIVED AND FILED

FOR POSTING

At 10:15 O'Clock A.M.

AUG 11 2018
JACK RENSEY, Clerk
STEPHENS COUNTY, TEXAS

By *Jacob Rensley*

("Deed of Trust"):

Dated: June 30, 2017
Grantor: Daniel Sims and Linda Sims
Trustee: Derek Hausheer
Lender: Coordinates NB, LLC, a Florida Limited Liability Company
Recorded in: Volume 2127, Page 155 of the Real Property Records of Stephens County, Texas under Instrument No. 00001270
Legal Description: Surface only of a tract of land out of the Northwest part of Block 36, Original Townsite to the City of Breckenridge, Stephens County, Texas, and being more fully described as follows:
BEGINNING at a point on the North boundary line of said Block 36, 75 feet East of the Northwest corner of said Block 36;
THENCE South parallel with the West boundary line of Block 36 a distance of 120 feet;
THENCE East 50 feet to a stake;
THENCE North 120 feet to the North boundary line of Block 36;
THENCE West 50 feet along the North boundary line of Block 36 to the point of beginning. .
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$22,800.00, executed by Daniel Sims and Linda Sims ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 7, 2018
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am.
Place: Stephens County Courthouse
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 Coordinates NB, LLC, a Florida Limited Liability Company 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, Coordinates NB, LLC, a Florida Limited Liability Company, 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 of Coordinates NB, LLC, a Florida Limited Liability Company election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Coordinates NB, LLC, a Florida Limited Liability Company 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.

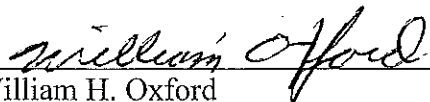
If Coordinates NB, LLC, a Florida Limited Liability Company pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 James and Joye Bundrant. 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.



William H. Oxford
Attorney for James and Joye Bundrant
oxford1@our-town.com
159 S. Graham St.
Stephenville, Texas 76401
(254) 965-3189