

AMENDED 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.

April 24, 2023

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 14, 2022

Trustee: James L. Moss

Address: 104 West Main Street, Gainesville, TX, 76240

Grantors: Josh Brinkley and Shawna Brinkley

Mortgagee: Tim Terry (hereafter "Lender")

Recording Information: Volume 2548 Page 225 of the Real Property records of Cooke County, Texas.

Property Address: 506 Church Street
Valley View, TX 76273

Legal Description: ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE JOHN GREGG SURVEY, ABSTRACT NUMBER 397 IN THE TOWN OF VALLEY VIEW, COOKE COUNTY, TEXAS AND BEING ALL OF THE CALLED 0.22 ACRE TRACT DESCRIBED IN THE DEED FROM STEVE AND BEYERLY STEVENS TO LARRY L. LENAMON ET. AL. RECORDED IN VOLUME 946 PAGE 709 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS AS RECOGNIZED AND OCCUPIED ON THE GROUND; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FILED FOR RECORDS
23 APR 24 AM 10:59
COUNTY CLERK
COOKE CO. TX
BY: [Signature] DEPUTY

BEGINNING FOR THE SOUTHWEST CORNER OF THE TRACT BEING HEREIN DESCRIBED AT A 1/211 IRON ROD FOUND FOR SOUTHWEST CORNER OF SAID LENAMON TRACT ON THE MONUMENTED EAST SIDE OF CHURCH STREET, AT THE NORTHWEST CORNER OF THE 0.176 ACRE TRACT DESCRIBED IN THE DEED TO TINA O'HARA PETTY RECORDED IN VOLUME 1344 PAGE 270 SAID DEED RECORDS;

THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST WITH THE WEST LINE OF SAID LENAMON TRACT ALONG SAID STREET A DISTANCE OF 112.20 FEET TO A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID TRACT AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN THE DEED TO BILLY DON AND ZADA SISSY OFFORD RECORDED IN VOLUME 1399 PAGE 157 SAID DEED RECORDS;

THENCE NORTH 88 DEGREES 57 MINUTES 48 SECONDS EAST WITH THE SOUTH LINE THEREOF AND NORTH LINE OF SAID LENAMON TRACT ALONG AND NEAR A FENCE PART OF THE WAY A DISTANCE OF 88.36 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LENAMON TRACT;

THENCE SOUTH 00 DEGREES 20 MINUTES 35 SECONDS EAST WITH THE EAST LINE THEREOF NEAR A FENCE A DISTANCE OF 113.88 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LENAMON TRACT IN THE NORTH LINE OF SAID PETTY TRACT;

THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS WEST WITH THE NORTH LINE THEREOF AND THE SOUTH LINE OF SAID LENAMON TRACT ALONG AND NEAR A FENCE PART OF THE WAY A DISTANCE OF 88.86 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 0.230 OF AN ACRE OF LAND MORE OR LESS.

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

Date: November 14, 2022

Original Principal Amount: \$216,620.17

Makers: Josh Brinkley and Shawna Brinkley

Lender: Tim Terry

Property: All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

Sale Location: Sale Location:101 S. Dixon St, Gainesville, TX at the steps of the Cooke County Courthouse.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 AM or within three hours from that time.

Sale Date: June 6, 2023

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 the Substitute 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 June 6, 2023, between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute 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

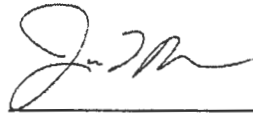
defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

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 Substitute 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.

THIS DOCUMENT ASSIGNS JAMES L. MOSS AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



James L. Moss, Trustee

NOTICE OF FORECLOSURE SALE

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April 21, 2023

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 14, 2022

Trustee: James L. Moss

Address: 104 West Main Street, Gainesville, TX, 76240

Grantors: Josh Brinkley and Shawna Brinkley

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FILED FOR RECORD
23 APR 21 PM 12:25
FALLS CHURCH
COUNTY CLERK, COOKE CO. TX
MZ
COOKE COUNTY

BEGINNING FOR THE SOUTHWEST CORNER OF THE TRACT BEING HEREIN DESCRIBED AT A 1/211 IRON ROD FOUND FOR SOUTHWEST CORNER OF SAID LENAMON TRACT ON THE MONUMENTED EAST SIDE OF CHURCH STREET, AT THE NORTHWEST CORNER OF THE 0.176 ACRE TRACT DESCRIBED IN THE DEED TO TINA O'HARA PETTY RECORDED IN VOLUME 1344 PAGE 270 SAID DEED RECORDS;

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The Foreclosure Sale will commence on May 2, 2023, between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute 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.

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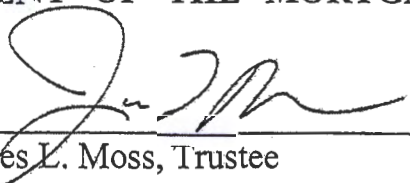
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James L. Moss, Trustee