

FILED
AT 1020 O'CLOCK A.M.

Notice of Trustee's Sale

JAN 14 2022

Date: January 7, 2022

Jennifer D. Dutton
COUNTY CLERK, CORYELL CO., TEXAS

Substitute Trustee: Allen D. Place, Jr.

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

Mortgagee: Brent Sims

Note: Note dated September 10, 2018 in the amount of \$64,000.00

Deed of Trust

Date: September 10, 2018

Grantor: Connie Choate and Elizabeth Gail Stubblefield

Mortgagee: Brent Sims

Recording information: Instrument Number 310194

Property:

All that certain tract or parcel of land and being situated in Coryell County, Texas, and being out pf the Wm. H. King Survey, Patent No. 662, Vol. 1 and being more fully described in Exhibit "A" attached hereto.

County: Coryell

Date of Sale (first Tuesday of month): February 1, 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.



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

EXHIBIT A

All that certain tract or parcel of land lying and being situated in Coryell County, Texas, and being out of the Wm. H. King 1280 acre Survey, Patent No. 662, Vol. 1, and described as follows:

BEGINNING at a point on the West line of FM Highway No. 1829, 100 feet S 18° 57' W from the S E corner of the Thomas A. Davidson tract as described in field note of 34 acres of land made by Arvin McDonald, Registered Public Surveyor for Walter S. Garnett of record in Vol. 218, page 392 of the Deed Records of Coryell County, Texas, same being the SE corner of a tract sold to Thurman Paul Lam for the beginning corner of this tract;

THENCE S 18 deg. 57 min. W 80 feet to corner on the West line of said FM Highway;

THENCE N 71 deg. 35 min. W 130 feet to corner;

THENCE 18 deg. 57 min. 80 feet to another corner of the Thurman Paul Lam lot;

THENCE S 71 deg. 35 min. 130 feet to the place of beginning.

Being the same land described in a deed from Robert R. Pruett to Lois Gail Pruett, dated July 7, 1973, recorded in Vol. 299, Pages 384-385 of the Deed Records of Coryell County, Texas.