FILED
AT 115 O'CLOCK A M

JUL 12 2024

Jennifer Denton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF TRUSTEE'S SALE

Date: July 10, 2024

Trustee: Terry Whitley
Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710
Mortgagee: Security Bank of Texas, f/k/a Security Bank of Crawford
Note:

Date: January 25, 2019
Principal Amount: $35,275.00
Borrower: Grothe Capital Ventures, LLC
Mortgagee: Security Bank of Texas, f/k/a Security Bank of Crawford

Deed of Trust:

Date: January 25, 2019
Grantor: Grothe Capital Ventures, LLC
Mortgagee: Security Bank of Texas, f/k/a Security Bank of Crawford
Recording Information: Document #313600 in the Official Public Records of Coryell County, Texas
Property: See attached Exhibit A, and more commonly known as: 1507 Bridge Street, Gatesville, Coryell County, Texas 76528

County: Coryell
Date of Sale: August 6, 2024
Time of Sale: 10:00 a.m. or within three hours thereafter
Place of Sale: North door of the Coryell County Courthouse in Gatesville, 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.

Terry Whitley is the 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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Terry Whitley
TERRY WHITLEY, TRUSTEE (254) 772-3722
by John Mabe w/permission

EXHIBIT "A"

Being arts of Lot Five (5), Block One (1), of B.W. FRANKS ADDITION, Gatesville, Coryell County, Texas, as shown of record in Volume 9, Page 133, Plat Records of Coryell County, Texas, and being more fully described in field notes attached hereto.

TRACT ONE:
Being lot, tract or parcel of land situated in Coryell County, Texas, out of the C. Cazanoba Survey and being a part of Lot No. 5 in Block No. 1 of the B.W. Franks Addition to the City of Gatesville, Texas, and described further as follows:

BEGINNING at the SE corner of that certain tract of land conveyed by Herman Wittle, et ux, to Roy F. Wittle by deed dated January 24, 1950, recorded in Vol. 172, Page 572, Deed Records, Coryell County, Texas, a point on the North line of Bridge Street for the beginning corner of this;

THENCE West with the North line of Bridge Street 45 feet for the SW corner of this, said point being the SE corner of that tract conveyed by Roy F. Wittle, et ux, to Lara B. Cooksey by deed dated the 10th day of May, 1951, recorded in Vol. 178, Page 120, Deed Records, Coryell County, Texas;

THENCE North 47 feet with the East line of said tract conveyed to Cooksey to the North line of the aforementioned tract conveyed to Roy F. Wittle for the NW corner of this;

THENCE East along the said North line of the aforesaid tract conveyed to Roy F. Wittle 45 feet to the NE corner of said tract for the NE corner of this;

THENCE South along the East line of the aforesaid tract conveyed to Roy F. Wittle 47 feet to THE PLACE OF BEGINNING

Being the same tract of land conveyed to Louis E. Zuehike by J.D. Bay, et ux, by deed of record in Vol. 195, Page 585, Deed Records, Coryell County, Texas, and being the same tract of land conveyed to Herbert Charles Huey et ux in Warranty Deed of record in Vol. 243, Page 439, Deed Records, Coryell County, Texas.

TRACT TWO:

All that certain tract of land lying and being situated in Coryell County, Texas, out of the C. Cazanoba Survey and being a part of Lot 5, Block 1, B.W. Franks Addition to the City of Gatesville, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of that certain tract of land conveyed by Herman Wittle, et ux, to Roy F. Wittle by Deed dated January 24, 1950, recorded in Vol. 172, Page 527, Deed Records, Coryell County, Texas, a point on the North

line of Bridge Street for the beginning corner of this;

THENCE North with the West line of the aforesaid tract conveyed to Herman Wittle, et ux, to Roy F. Wittle 47 feet for the Northwest corner of this;

THENCE East along the Northline of the aforesaid tract conveyed to Roy F. Wittle 60 feet to a stake for the Northeast corner of this;

THENCE South 47 feet to a point in the Northline of Bridge Street, said point being 45 feet West of the Southeast corner of Block No. 2 of the B.W. Franks Addition to the City of Gatesville, Texas;

THENCE West along the Northline of Bridge Street, 60 feet to THE PLACE OF BEGINNING

Being the same tract of land conveyed to Ruth Bond by Maude Crain, etal, by deed of record in Vol. 199, Page 492, Deed Records, Coryell County, Texas and being the same tract of land conveyed to Gerald McBride, et ux, by Ruth McLaughlin, etal, by deed of record in Vol. 355, Page 867, Deed Records, Coryell County, Texas.