FILED
AT 1115 O'CLOCK A M

JUL 12 2024

Jennifer Deaton
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: $38,250.00
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 #313602 in the Official Public Records of Coryell County, Texas
Property: See Exhibit A, and more commonly known as: 306 N. 11th 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 Mabrie w/ permission

Escrow File No.: WP180113

EXHIBIT "A"

Being part of Lots Five (5) and Eight (8), Block Five (5) of A.I. LUTTERLOH ADDITION, Gatesville, Coryell County, Texas, as shown of record in Cabinet B, Slide 540, Plat Records of Coryell County, Texas, and being more fully described as follows:

All that certain tract or parcel of land lying and being situated in Coryell County, Texas, and being a part of Lots 5 and 8 of Block 5 in the Lutterloh Addition, to the City of Gatesville, and being further described by metes and bounds as follows:

BEGINNING at a point on the East line of 11th Street, said point being 175 South of the Intersection of the East line of said 11th Street with the South line of St. Louis Street; said point also being the Southwest corner of Lot 5, Block 5, of the Lutterloh Addition, as shown by Plat of said Addition of record in Book R, Page 128 of the Deed Records, Coryell County, Texas; the Southwest corner of that tract of land conveyed by Charles Bauman, et ux, to Suel Donaldson by Deed recordecfin Volume 128; Page 248, Deed Records, Coryell County, Texas;

THENCE East along the South line of said Lot 5, and the South line of said Donaldson tract at 50 feet cross line common to Lot 5 and Lot 8, continue same course and count at 100 feet a corner In fence, the Southeast corner of Lot 8, also the Southeast corner of the said Donaldson tract;

THENCE North along the East line of said Lot 8 and the East line of said Donaldson tract, 50 feet to a corner in fence;

THENCE West at 50 feet recross line common to Lots 5 and 8, continue same course and count at 100 feet a point on the East line of 11th Street;

THENCE South along the East line of said street, 50 feet to the PLACE OF BEGINNING, being the same land conveyed by Charles Bauman, et ux, to Suel Donaldson by Deed recorded In Volume 128, Page 248, Deed Records, Coryell County, Texas.