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.

Notice of Foreclosure Sale

FILED
AT 1:56 O'CLOCK P M

JUL 12 2024

COUNTY CLERK, CORYELL CO., TEXAS

Date: July 7, 2024

Deed of Trust

Dated: September 16, 2020

Grantor: Family Living, LLC (Phuongvi An Nguyen, Managing Member)

Trustee: Terri Brim

Lender: Randy Brim

Recorded in: Deed of Trust recorded under Instrument Number 368156, real property records of Coryell County, Texas.

Legal Description: Lot 13A and part of Lot 14 in Block 5, of a Replat of Lots 13 and 14, Block 5 of the Westview Addition, an addition of the City of Gatesville, Coryell County, Texas, according to the plat of record in Cabinet B, Slide 431 of the Plat Records of Coryell County, Texas and further described by metes and bounds in Exhibit "A" attached hereto. Property is also known as 1304 West Main St., Gatesville, Coryell County, Texas.

Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to any and all validly and existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Coryell County, TX.

Note Secured by Deed of Trust (Note)

Date: September 16, 2020

Makers: Family Living, LLC (Phuongvi An Nguyen, Managing Member)

Original Principal Amount: $45,000.00

Lender: Randy Brim

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): August 6, 2024

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: 620 East Main Street, Gatesville, Texas or in the area designated by the Commissioners court, pursuant to Section 51.002 of the Texas Property Code.

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

Randy Brim, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Deed of Trust. Because of that default, Randy Brim, 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 that Trustee will sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's 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 Trustee or Lender passes 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 Randy Brim. 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.

Terri Brim

Terri Brim, Trustee
747 Fort Graham Road
Waco, Texas 76705

EXHIBIT A

0.202 ACRE

FIELD NOTES for a 0.202 acre tract of land in Coryell County, Texas, and the land herein described being all of Lot 13-B and part of Lot 14, Block 5, a replat of Lots 13 and 14, Block 5, Westview Addition to the City of Gatesville, Texas, of record in Cabinet B, Slide 431, Plat Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap, set on the south right-of-way line of West Main Street (U. S. Highway 84) at the northeast corner of said Lot 13-B and the northwest corner of Lot 13-A, said Block 5, for the northeast corner of this tract;

THENCE S. 12° 00' 33" E. with the east line of said Lot 13-B and the west line of said Lot 13-A, at a distance of 110.00 feet, pass a 1/2" iron rod with cap, set at the southeast corner of said Lot 13-B and the southwest corner of said Lot 13-A, continuing on over and across Lot 14, said Block 5, for a total distance in all of 160.00 feet, to a 1/2" iron rod with cap, set for the southeast corner of this tract;

THENCE S. 78° 25' 00" W., 55.00 feet, over and across said Lot 14, to a 1/2" iron rod with cap, set for the southwest corner of this tract;

THENCE N. 12° 00' 33" W. over and across said Lot 14, at a distance of 50.00 feet, pass a 1/2" iron rod with cap, set at the southwest corner of said Lot 13-B, continuing on with the east line of said Lot 13-B and the west line of said Lot 13-A, for a total distance in all of 160.00 feet, to a 1/2" iron rod with cap, set on the south right-of-way line of said West Main Street at the northwest corner of said Lot 13-B and the northerly northeast corner of said Lot 14, for the northwest corner of this tract;

THENCE N. 78° 25' 00" E., 55.00 feet, with the south right-of-way line of said West Main Street and the north line of said Lot 13-B, to the POINT OF BEGINNING and containing 0.202 acre of land.

STATE OF TEXAS
COUNTY OF CORYELL
The above and foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Coryell County, Texas. Thereby certify, on

AT 9:15 FILED O'CLOCK A M

OCT 17 2023

OCT 17 2023

Jennifer Deerton
County Clerk
Coryell County, Texas

Jennifer Deerton
COUNTY CLERK, CORYELL CO., TEXAS

368154