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 1:55 O'CLOCK P M
JUL 12 2024
Jennifer Deuton
COUNTY CLERK, CORYELL CO., TEXAS

Date: July 7, 2024

Deed of Trust

Dated: May 7, 2018

Grantor: Leviathan Properties, LLC

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: BEING all that certain tract of land lying and being situated in Coryell County, Texas out of the E. Norton Survey and being a part of that two (2) acre tract described in deed from B. E. Chambers and wife, Pauline Chambers to Cecil E. Moore and wife, Nell Moore dated January 15, 1982 and recorded in Volume 280, Page 598 of the Deed Records of Coryell County, Texas and further described as follows: BEGINNING at the Southeast corner of the above referred to two acre tract, a stake in the center of the Gatesville-Straws Mill Road;
THENCE in a Westerly direction with the South line of the two acre tract 144 feet to an H brace in fence for the Southwest corner of this tract;
THENCE in a Northerly direction with said fence 65 feet to a point for the Northwest corner of this tract;
THENCE in an Easterly direction, 144 feet to a point in the center of the Gatesville Straws Mill Public Road and the East line of the said two acre tract, for the Northeast corner of this tract; and
THENCE in a Southerly direction with said road, and the East line of the two acre tract, 65 feet to the place of beginning.
Together with all easements, right-of-way and prescriptive rights, whether of record or not, pertaining to the said property.
Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Coryell County, Texas.

Note Secured by Deed of Trust (Note)

Date: May 7, 2018

Makers: Leviathan Properties, LLC

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