

NOTICE OF FORECLOSURE SALE

DATE: June 27, 2024

DEED OF TRUST:

Dated: February 11, 2019

Grantor: BRADLEY F. KOETTING
RR4 Box 186C
Galveston, Galveston County, Texas 77554-9634

Trustee: JOSEPH P. JAMES
P.O. Box 2013
Fort Davis, Jeff Davis County, Texas 79734

Beneficiary: BROOKE BLISS O'BRIEN
606 Shady Lane
Ojai, Ventura County, California 93023-2958

Recorded in: Volume 237, Page 774, Official Records of Jeff Davis County, Texas

Property: All of Lot Sixteen (16), Block Four (4), DAVIS MOUNTAINS RESORT, a subdivision located in Jeff Davis County, Texas, as the same appears in Volume 24, Pages 9 & 10, Map/Plat Records on file in the office of the County Clerk of Jeff Davis County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$73,500.00, executed by Bradley F. Koetting ("Borrower") and payable to the order of Beneficiary.

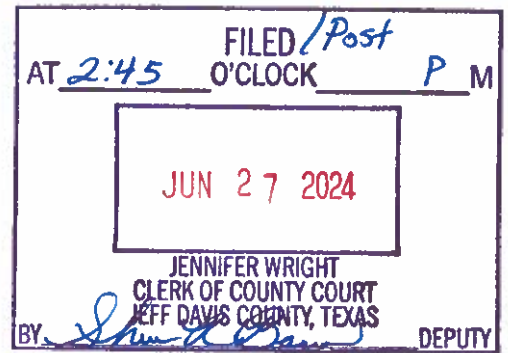
SUBSTITUTE TRUSTEE: Samantha A. Jordan
4745 Briarcliff Trail
San Angelo, Tom Green County, Texas 76904

FORECLOSURE SALE:

Date: August 6, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time. **The earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: The foreclosure sale will be conducted at the south entrance to the Jeff Davis County Courthouse located at 100 Court Avenue, Fort Davis, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Jeff Davis County, Texas, or as designated by the County Commissioners.



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 Beneficiary's bid may be by credit against the indebtedness secured by the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary 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 Contract for Deed 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 Beneficiary. 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 Contract for Deed.** 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, Substitute 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 Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Samantha A. Jordan

SAMANTHA A. JORDAN

Attorney for Beneficiary