

NOTICE OF TRUSTEE'S SALE

You, Melissa Matheney , are hereby notified that on Tuesday, August 6, 2024, between the hours of 10:00 A.M. and 1:00 P.M., at the Southwest front door of the courthouse which faces Main Street, located at 500 Main Street in the City of Bandera, County of Bandera, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property: Lot No. 238, 239, 240 River Bend Estates Subdivision Section I, Bandera County, Texas.

This sale will be made to satisfy the debt evidenced by the Real Estate Lien Note dated October 1, 2019, in the original principal sum of \$69,500.00 (Sixty Nine Thousand Five Hundred Dollars), executed by you (Melissa Matheney) as maker to Randy Brim as Payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated October 1, 2019 (referred to in this notice as the Deed of Trust), plus all unpaid accrued interest to the date paid and all expenses incurred in the foreclosure of this Note and Deed of Trust. The Deed of Trust was executed by you as Grantor to Terri Brim as Trustee for the benefit of Randy Brim and was recorded October 2, 2019, in Volume 1155, Page 22, in the deed of trust records of Bandera County, Texas. Randy Brim has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

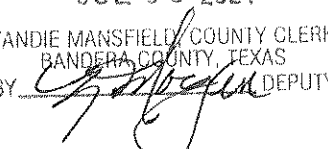
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable.

Dated: ~~7~~/02/2024


Terri Brim- Trustee

747 Fort Graham Rd. Waco, TX 76705

FILED
AT 11:55 O'CLOCK A.M. ON
JUL 05 2024
TANDIE MANSFIELD, COUNTY CLERK
BANDERA COUNTY, TEXAS
BY  DEPUTY