

NOTICE OF CANCELLATION OF FORECLOSURE SALE

Public notice is hereby given that the foreclosure sale previously scheduled for August 5, 2025 at 11:00 a.m. and posted by Wayne Mansur, or Ken Thomason, or John Buckley, II, acting as Substitute Trustee, which Notice of Foreclosure Sale was issued under the deed of trust executed by Robert Brock and Keri Brock, dated November 3, 2020, and recorded as Doc. 20-06813 of the real property records of Fayette County, Texas, for the following described property has been CANCELLED:

All that certain tract or parcel of land containing 10.000 acres situated in the Wm. Rabb 3 Leagues, A-86, in Fayette County, Texas, being part of that tract described as 37.13 acres in a deed from Terry Frazee to Ken Oden dated July 20, 2009 and recorded in Volume 1488, Page 785 of the Official Records of Fayette County, said 10.000 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference.

The Property is not currently scheduled for a foreclosure sale.

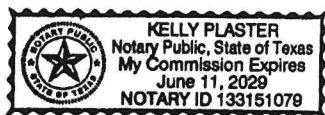
Date: July 14, 2025

Ken Thomason

Wayne Mansur, or Ken Thomason,
or John Buckley, III
each a Substitute Trustee
3800 Sheppard Access Road
Wichita Falls, Texas 76306
(940) 851-4000

STATE OF TEXAS §
 §
COUNTY OF WICHITA §

This instrument was acknowledged before me on the 14th day of July 2025, by KEN THOMASON, acting as one of the Substitute Trustees.



Kelly Plaster

Notary Public, State of Texas

TCCU 20071/20071.175 Payne/2023 Foreclosure/November 2023 Foreclosure/notice of cancellation of foreclosure sale.docx

FILED

JUL 15 2025

Brenda Fietsam
10:34 AM
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

EXHIBIT "A"

INST. #:20-06813
Vol:1966 Page:821

STATE OF TEXAS
COUNTY OF FAYETTE

KEN ODEN
"TRACT 1"
10.000 ACRES

All that certain tract or parcel of land containing 10.000 acres situated in the Wm. Rabb 3 Leagues, A-86, in Fayette County, Texas, being part of that tract described as 37.13 acres in a deed from Terry Frazee to Ken Oden dated July 20, 2009 and recorded in Volume 1488, Page 785 of the Official Records of Fayette County, said 10.000 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the fenced West margin of "Rabb's Prairie Road" (County maintained public roadway - no record right-of-way width) for the Northeast corner of the (called) 30.477 acre Geralyn Neely tract (Vol. 1304, Pg. 712 F.C.D.R.), the Southeast corner of said (called) 37.13 acre Oden tract, the Southeast corner of the tract herein described and the **PLACE OF BEGINNING**, said point having a coordinate value of North = 13,898,039.72 feet and East = 2,627,667.53 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence South 79 degrees 44 minutes 10 seconds West, departing said "Rabb's Prairie Road" along the common line between said Neely and Oden tracts, at 1,977.44 feet passing a 1/2" iron rod found for witness, and continuing for a total distance of 2,171.90 feet to a point on the East bank (gradient boundary) of the Colorado River for the Northwest corner of said Neely tract, the Southwest corner of said 37.13 acre Oden tract and the Southwest corner of the tract herein described;

Thence up along said East bank of the Colorado River, also being the West line of said 37.13 acre Oden tract, as follows:

North 17 degrees 08 minutes 04 seconds East, 88.09 feet;
North 31 degrees 27 minutes 42 seconds East, 61.81 feet;
North 24 degrees 05 minutes 10 seconds East, 168.44 feet;
North 32 degrees 27 minutes 27 seconds East, 128.10 feet;
North 25 degrees 18 minutes 47 seconds East, 62.64 feet to a point for the most Westerly corner of the 10.000 acre "TRACT 2" also surveyed this date and the Northwest corner of the tract herein described, from which a 1/2" iron rod set for witness bears South 72 degrees 21 minutes 53 seconds East, 41.77 feet;

Thence South 72 degrees 21 minutes 53 seconds East, departing said river bank, 404.92 feet along the common line between said 10.000 acre "TRACT 2" also surveyed this date and the tract herein described to a 1/2" iron rod set within said 37.13 acre Oden tract for an angle point;

Thence North 79 degrees 43 minutes 56 seconds East, 691.23 feet along said common line to a 1/2" iron rod set for an angle point;

EXHIBIT "A"

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KEN ODEN
10.000 ACRES - "TRACT 1"
PAGE 2

Thence South 10 degrees 16 minutes 04 seconds East, 90.80 feet along said common line to a 1/2" iron rod set for an angle point;

Thence North 79 degrees 43 minutes 56 seconds East, 842.66 feet along said common line to a 1/2" iron rod set in the fenced West margin of "Rabb's Prairie Road", also being the East line of said 37.13 acre Oden tract, for the Southeast corner of said 10.000 acre "TRACT 2" also surveyed this date and the Northeast corner of the tract herein described, from which a 1/2" iron rod found for a central Northeast corner of said 37.13 acre tract bears North 01 degree 26 minutes 27 seconds West, 521.91 feet;

Thence South 01 degrees 26 minutes 27 seconds East, 129.83 feet along said "Rabb's Prairie Road" to the PLACE OF BEGINNING and containing 10.000 acres.


Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011). Convergence = +01 degree 01 minutes 11 seconds. Combined factor = 0.9999078.

STATE OF TEXAS

COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying


Kevin Von Minden, R.P.L.S.
Registration No. 4438
September 30, 2020
BEFCO Job No. 20-7750(1)



11/3/2020 3:50:11 PM
STATE OF TEXAS
COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the OFFICIAL RECORDS of Fayette County, Texas as stamped hereon above time.
BRENDA FIETSAM, COUNTY CLERK
Stamp: 11 Page(s)



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FILED

JUL 15 2025

10:34 AM

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS