

NOTICE OF FORECLOSURE SALE
2980 RABBS PRAIRIE ROAD
LA GRANGE, TEXAS

DATE OF SALE: AUGUST 5, 2025

FILED
JUL 14 2025
8:45 AM
Brenda Fietsam
BREND A FIET SAM
CO. CLERK, FAYETTE CO., TEXAS

Servicemembers Civil Relief Act. 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 trustee identified below.

1. *Property to Be Sold.* The property to be sold, according to the Fayette County Appraisal District, has the situs address of 2980 Rabbs Prairie Road, La Grange, Texas, is further defined in the Deed of Trust identified in section 2 below, and is legally described as follows (hereinafter identified as the "Property"):

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 situs address is provided as a courtesy only for informational purposes. The description of the Property as set forth in the Deed of Trust and the legal description set forth above and on Exhibit "A" to this Notice of Foreclosure Sale defines what is the Property.

2. *Instruments Authorizing Foreclosure.* The instrument authorizing the foreclosure sale is the Deed of Trust dated November 3, 2020, recorded on November 3, 2020 as Doc. 20-06813, in Volume 1966, Page 812, Official Public Records of Fayette County, Texas (the "Deed of Trust"). The lender and mortgagee is Texoma Community Credit Union (the "Lender" herein). By this Notice of Foreclosure Sale and also by Appointment of Substitute Trustee dated July 14, 2025, the undersigned was appointed as one of the Substitute Trustees.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held on and at the following date, time, and place:

Date: Tuesday, August 5, 2025

Time: The sale will begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: At the Fayette County Courthouse lawn on the west side at the official courthouse posting board located on the stone wall enclosure appurtenant to the Fayette County Courthouse located on the northwest portion of the Fayette County Courthouse Square (stone wall enclosure facing West Colorado Street near its intersection with North Main Street).

The Deed of Trust permits the Lender or the Trustee to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust need not appear at the date, time, and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of Lender to have its bid credited against its loan up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold. The Trustee conducting the sale may recess the sale at his discretion to assure that the prospective purchaser has the funds to pay the purchase price bid. The Trustee shall have the right to reconvene the sale if the apparent high bidder does not have the funds to purchase the Property.

The 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 sale will necessarily be made subject to all matters of record affecting the Property, if any, including any other deed of trust, security interest, lien, and encumbrance, including federal, state, municipal, and other governmental liens and property taxes for the current and past years, to the extent that said liens or encumbrances remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. 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 in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust, and

at the purchaser's own risk. Prospective bidders are advised to conduct an independent investigation into the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

5. *Type of Sale.* The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and under the Texas Property Code.
6. *Obligations Secured.* The Deed of Trust secures the payment of all amounts due and owing, including principal, interest, attorney's fees, and expenses of collection and foreclosure, under the Deed of Trust and the Real Estate Lien Note dated November 3, 2020 in the original principal amount of \$599,000.00 payable by Robert Brock and Keri Brock to Texoma Community Credit Union.
7. *Default and Request to Act.* Default has occurred under the governing loan documents, and Lender has requested, directed, and authorized any of the Trustees identified below to conduct this sale. Notice is given that before the sale the Lender may appoint another person as Trustee to conduct the sale.

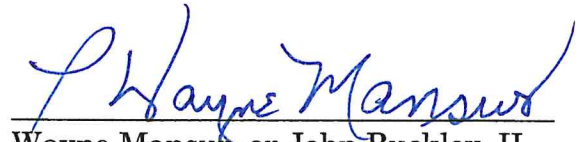
Questions concerning the sale may be directed to Ken Thomason at Texoma Community Credit Union, 3800 Sheppard Access Road, Wichita Falls, Texas 76306, telephone number (940) 851-4000, or email at ken@texomacu.com or to Hank Rugeley, at Davison Rugeley, L.L.P., 900 8th Street, Suite 1102, Wichita Falls, Texas 76301, (940) 766-1388 or email at hank@ddhrlaw.com.

In this Notice of Foreclosure Sale, the term "Trustee" includes any Substitute Trustee appointed by the Lender.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.

(remainder of page intentionally left blank)

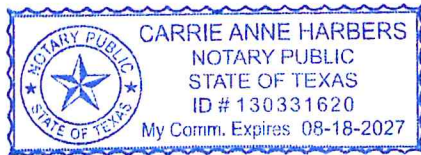
Date: July 14, 2025



Wayne Mansur, or John Buckley, II,
or Ken Thomason
each a Substitute Trustee
3800 Sheppard Access Road
Wichita Falls, Texas 76306

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 14th day of July 2025,
by Wayne Mansur, acting as Substitute Trustee.





Notary Public, State of Texas

TCCU 20071/20071.231 Kurt Brock foreclosure/Foreclosure/notice of foreclosure sale for trustee.docx

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"

INST. #:20-06813
Vol:1966 Page:822

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 line.
BRENDA FIETSAM, COUNTY CLERK
Stamp: 11 Page(s)



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