

FILED  
AT 4 O'CLOCK P.M.  
APR 16 2020

Notice of Foreclosure Sale

April 16, 2020

*Charles Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

HOME EQUITY DEED OF TRUST ("Deed of Trust"):

Dated: October 25, 2012

Grantor: TERRY ASLIN and PATRICIA ASLIN

Trustee: RONNIE SULLINS

Lender: THE FIRST NATIONAL BANK OF EVANT

Recorded in: Document No. 258075 of the Public Records of Coryell County, Texas

Legal Description: Being all that certain tract or parcel of land described as follows:  
Being land situated in and being out of the A. Arocha Survey A-8, Coryell County, Texas and being described in Exhibit "A" attached hereto and incorporated herein.

Secures: HOME EQUITY EXTENSION OF CREDIT ("Note") in the original principal amount of \$171,000.00, executed by TERRY ASLIN and PATRICIA ASLIN ("Borrowers") and payable to the order of Lender

Foreclosure Sale:  
Date: Tuesday, June 2, 2020

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 10:05 a.m. and not later than three hours thereafter.

Place: North door of Coryell County Courthouse  
Gatesville, Texas

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 THE FIRST NATIONAL BANK OF EVANT's bid may be by credit against the indebtedness secured by the lien of 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, THE FIRST NATIONAL BANK OF EVANT, 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 of THE FIRST NATIONAL BANK OF EVANT's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with THE FIRST NATIONAL BANK OF EVANT's rights and remedies under Rule 736 Texas Rules of Civil Procedure.

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, an Expedited Order Granted Under Rule 736 on a Home Equity Loan and applicable Texas law.

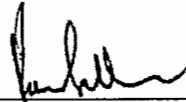
If THE FIRST NATIONAL BANK OF EVANT passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code and Rule 736 Texas Rules of Civil Procedure.

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 THE FIRST NATIONAL BANK OF EVANT. 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.**



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RONNIE SULLINS  
P.O. Box 659  
Gatesville, TX 76528  
Telephone (254) 865-2783

EXHIBIT "A"

Being all that certain tract or parcel of land situated in and being out of the A. Arocha Survey, A-8, Coryell County, Texas, and being a portion of that certain tract described in deed to Abner G. Patterson in Volume 328, Page 761, Deed Records of Coryell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING a ¼ inch iron rod found in the north line of the remainder of said Patterson tract, being on the south line of the 2.28 acre tract described in deed to Edith Inez Arnold in Volume 399, Page 70, Coryell County Deed Records, and being the southwest corner of the called 0.48 acre tract described in deed to Ben R. Massey in Instrument No. 159269, Official Public Records of Coryell County, Texas, and being the northwest corner of the herein described tract;

THENCE, S 60° 13' 39" W (Adjoiner Deed - S 60° 26' E) along the south line of said 2.28 acre, south line of said 0.48 acre tract, passing an iron pipe found for the southeast corner of said 0.48 acre tract and the southwest corner of the 0.508 acre tract described in deed to Harry Heck in Volume 423, Page 867, Coryell County Deed Records, passing the southeast corner of the said 0.508 acre tract and an ell corner of said Patterson remainder, continuing a total distance of 311.58 feet to an iron rod set on the west margin of Pamela Drive for the northeast corner of the herein described tract;

THENCE, S 15° 06' 30" W, 145.49 feet (Pamela Drive - S 15° 06' 30" W and basis for bearings of this) along the west margin of Pamela Drive to an iron rod found for the northeast corner of a called 0.839 acre tract out of the said Patterson Tract and being the southeast corner of the herein described tract;

THENCE, N 75° 30' 48" W, (Adjoiner - N 75° 30' 48" W) departing the west margin of Pamela Drive and along the south line of this, at 186.23 feet passing a 3/8" iron rod found for a corner offset, at 201.01 feet passing the called corner of said 0.839 acre tract, same being under the waters of an existing lake, continuing for a total distance of 301.45 feet to a point in said lake for the southwest corner of the herein described tract;

THENCE, N 15° 06' 30" E, 277.64 feet along the west line of the herein described tract to the Place of Beginning and containing 1.291 acres of land, more or less.

SAVE & EXCEPT

Field notes describing 0.03-acres of land in the Antonio Arocha Survey, Abstract Number 8, Coryell County, Texas. Also being a portion of a called 1.291-acre tract of land conveyed to Terry Aslin and wife, Patricia Aslin, recorded under Instrument Number 198645 in the Deed Records of Coryell County, Texas. Said 0.03-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" diameter iron rod found with cap (LETH #3879) at the southeast corner of said Aslin tract, the northeast corner of a 0.839-acre tract of land conveyed to Walter W. Dixon, Jr. and Donna M. Dixon, recorded under Instrument Number 182356 in the Deed Records of Coryell County, Texas, and being in the west margin of Pamela Drive, for the most southerly corner of the herein described tract of land;

Thence N 75 degrees 30 minutes 48 seconds W - 210.01 feet, (BEARING BASIS - Deed Call) with the south line of said Aslin tract and the north line of said Dixon tract to a 1/2" diameter iron rod found with cap (LETH #3879) for the most westerly corner of the herein described tract of land;

Thence S 78 degrees 55 minutes 28 seconds E - 21.57 feet, through said Aslin tract to a 1/2" diameter iron rod set with cap (LETH #3879) in the east line of said Aslin tract and the west margin of said Pamela Drive, from which a 1/2" diameter iron rod found at the northeast corner of said Aslin tract bears N 15 degrees 21 minutes 34 seconds E - 143.50 feet, for the most northerly corner of the herein described tract of land;

Thence S 15 degrees 21 minutes 34 seconds W - 12.53 feet, with the east line of said Aslin tract and the west margin of said Pamela Drive to the POINT OF BEGINNING and containing 0.03-acres of land.

STATE OF TEXAS  
COUNTY OF CORYELL  
I, Barbara Simpson, County Clerk in and for  
Coryell County, Texas do hereby certify that this  
instrument was filed for record in the volume  
and page of the Coryell County Public  
Records and of the time and date as stamped  
thereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

*Barbara Simpson*

FILED FOR RECORD  
AT 12:00 O'CLOCK P.M.

OCT 31 2012

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

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