

NOTICE OF FORECLOSURE SALE

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.

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **DATE OF SALE:** The sale is scheduled to be held on Tuesday, the 2nd day of December, 2025.

2. **TIME OF SALE:** The earliest time at which the sale shall occur is 1:00 o'clock p.m. The sale shall begin at that time or not later than three hours after that time.

3. **PLACE OF SALE:** The sale shall take place at the Nolan County Courthouse Lobby, or at the area designated by the Commissioner's Court of Nolan County where foreclosure sales are to take place; pursuant to Section 51.002 of the Texas Property Code, as amended.

4. **PROPERTY TO BE SOLD:** The property to be sold is described as follows:

6.836 acres of land more or less, out of the South part of a 119.15 acre tract of land out of Section Number Fifty-One (51) in Block Number Twenty-Two (22) of the Texas and Pacific Railway Company Surveys, situated in Nolan County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the point of intersection of the West R.O.W. line of the K.C.M.&O. Ry. Co. across said Section 51 and the Southern terminus of the West boundary line of the 119.15 acre tract described in field notes made by E.B. Yeatts, licensed State Land Surveyor dated September 26, 1950, and recorded in Volume 144, Page 348, of the Deed Records of Nolan County, Texas;

THENCE North 13 degrees 40' West along the West boundary line of said 119.15 acre tract, a distance of 935.3 feet to a point in the South R.O.W. line of proposed highway designated Interstate 20;

THENCE South 83 degrees 55.4' East 635.8 feet to a point in the South R.O.W. line of said proposed highway;

THENCE South 85 degrees 50' East 41.5 feet to a point in said West R.O.W. line of said K.C.M.&O. Ry. Co.;

THENCE South 28 degrees 22' West 952.8 feet along the West R.O.W. line of said K.C.M.&O. Ry. Co. to the place of beginning, and containing 6.836 acres of land, more or less.

5. **DEED OF TRUST:** Information regarding the Deed of Trust that is the subject of this sale is as follows:

Date: January 7, 2022
Grantor: Timothy Michael Barber and Cassandra Ann Barber
Original Beneficiary: Brett Nesland
Current Beneficiary: TCF, LLC, a Texas Limited Liability Company
Trustee: Mark Hargrove
Recording Information: Volume 1675, Page 206, Instrument No. 22-35794, Official Public Records, Nolan County, Texas

6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is the subject of this sale is as follows:

Date: January 7, 2022
Face Amount: \$110,000.00
Maker: Timothy Michael Barber and Cassandra Ann Barber
Payee: Brett Nesland
Current Noteholder: TCF, LLC, a Texas Limited Liability Company

7. **SUBSTITUTION OF TRUSTEE:** Information regarding the appointment of a Substitute Trustee is as follows:

Date: October 10, 2025
Substitute Trustee: Terry Browder or Laura Browder
Substitute Trustee's Street Address: 14800 Landmark Blvd., Suite 850
Dallas, Texas 75254

8. **TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. The sale will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. TCF, LLC, who is the owner and holder of the indebtedness, has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

DATED: 10/23/25



Terry Browder or Laura Browder,
Substitute Trustee