



Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

---

Instrument Number: 2305424

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 11, 2023 02:56 PM

Number of Pages: 3

---

" Examined and Charged as Follows: "

Total Recording: \$8.00

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2305424  
Receipt Number: 20231211000018  
Recorded Date/Time: December 11, 2023 02:56 PM  
User: Alicia D  
Station: CCLERK08

**Record and Return To:**

JAMES RICHARDS



STATE OF TEXAS  
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds  
Freestone County Clerk  
Freestone County, TX

*Renee Reynolds*

# Notice of Foreclosure Sale & Appointment of Substitute Trustee

---

**Date:** December 8, 2023

**Type of Security**

**Instrument:** Deed of Trust

**Date of Instrument:** June 30, 2023

**Debtor:** Oakwood Legacy Holdings, LLC and Scottie Smith

**Original Trustee:** James N. Richards

**Substitute Trustee:** James N. Richards or Clayton Gaddis

**Current Beneficiary:** C3 Construction & Excavation, LLC

**County of Property:** Freestone County, Texas

**Recording Information:** Freestone County Real Property Records Document Number 2023-2302902

**Property Description:**

**A FIELD NOTES DESCRIPTION OF 13.88 ACRES IN THE SIMON SANCHEZ LEAGUE SURVEY, ABSTRACT 29, AND THE SIMON SANCHEZ LEAGUE SURVEY, ABSTRACT 30, IN FREESTONE COUNTY, TEXAS BEING ALL OF LOTS 4, 5 AND 6 OF THE R.H. KILLOUGH ESTATE RECORDED IN PLAT CABINET B, ENVELOPE 107, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A ½ INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED “KERR SURVEYING” SET ON THE SOUTH LINE OF U.S. HIGHWAY 84 (VARIABLE WIDTH RIGHT-OF-WAY) AND FURTHER BEING THE NORTHEAST CORNER OF CALLED 4.532 ACRE TRACT CONVEYED TO JAMES W. KILLOUGH AND VANESSA KILLOUGH IN VOLUME 1493, PAGE 616, OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS (ORFCT), AND ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE, WITH THE SOUTH LINE OF U.S. HIGHWAY 84, S 77° 44' 17" E, FOR DISTANCE OF 550.73 FEET TO A 1/2 INCH IRON ROD WITH A SQUARE TOP FOUND FOR THE NORTHWEST CORNER OF A CALLED 4.54 ACRE TRACT CONVEYED TO MELODY TRUE IN DOCUMENT NO. 2020-2002360, AND FURTHER BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE, WITH THE WEST LINE OF SAID 4.54 ACRE TRACT, S 01° 17' 41" E, FOR DISTANCE OF 1,009.79 FEET TO A ¼ INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED 50 ACRE TRACT CONVEYED TO MELODY EDWARDS TRUE IN VOLUME 1297, PAGE 797, ORFCT, AND ALSO BEING THE SOUTHWEST CORNER OF SAID 4.54 ACRE TRACT;**

**THENCE, WITH THE NORTH LINE OF SAID 50 ACRE TRACT, S 77° 01' 27" W, FOR A DISTANCE OF 546.7 FEET TO A ½ INCH IRON PIPE FOUND ON THE NORTH LINE OF A CALLED 51.055 ACRE TRACT CONVEYED TO MATTHEW KOZAK AND ADRIANA MARISOL KOZAK IN DOCUMENT NO. 2020-2002074, AND FURTHER BEING THE SOUTHEAST CORNER OF SAID 4.532 ACRE TRACT; THENCE, WITH THE EAST LINE OF SAID 4.532 ACRE TRACT, N 01° 17' 41" W, FOR A DISTANCE OF 1,249.57 FEET TO THE POINT OF BEGINNING HEREOF CONTAINING 13.88 ACRES, MORE OR LESS.**

**Date of Sale of Property:** January 2, 2024

**Earliest Time of Sale  
of Property:**

The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place of Sale of Property:**

Freestone County Courthouse steps at 118 E. Commerce, Fairfield, Texas 75840 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.


**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

**The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:**

J.N. Richards Law, P.C.  
c/o Nate Richards  
407 E. Corsicana Street  
Athens, Texas 75751  
214-559-7387

Executed on December 8, 2023

  
\_\_\_\_\_  
James N. Richards  
407 E. Corsicana Street  
Athens, Texas 75751  
Ph: 214-559-7387  
Fx: 817-518-9286  
Email: nate@jnrichardslawpc.com