



VG-1443-2024-2404399

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2404399

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: August 09, 2024 09:13 AM

Number of Pages: 2

" 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: 2404399
Receipt Number: 20240809000004
Recorded Date/Time: August 09, 2024 09:13 AM
User: Jamie M
Station: CCLERK02

Record and Return To:

LOWELL O DUNN, PC
319 W 3RD AVENUE

CORSICANA TX 75110



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 SUBSTITUTE TRUSTEE'S SALE

Date: August 5, 2024

Substitute Trustee: Lowell Olsen Dunn

Lender/Holder: Ernest L. Rylie and Stephannie Coyle Rylie

Note: Promissory Note, dated June 24, 2017, in the original principal sum of \$115,500.00, executed by Dustin Leon McKay and payable to the order of Ernest L. Rylie and Stephannie Coyle Rylie.

Deed of Trust

Date: June 24, 2017

Grantor: Dustin Leon McKay

Lender: Ernest L. Rylie and Stephannie Coyle Rylie

Recording Information: Volume 1610, Page 806, Official Records of Freestone County, Texas; said note and lien having been extended in Instrument No. 1803484, Official Records of Freestone County, Texas.

Property:

All that certain lot, tract or parcel of land, being 4.261 acres situated in the Henry Awalt Survey, Abstract No. 4, in Freestone County, Texas, and being part of a called 25 acres tract conveyed in deed from J. L. Conner and wife, Margie Conner to Hugh Glynn Harris, dated April 19, 1999, and recorded in Volume 1078, Page 320 in the Deed Records of Freestone County, Texas. Said 4.261 acres are more fully described as follows:

BEGINNING at a T-post found for corner, in the East corner of this tract and the called 25 acres tract and in the North corner of a 50 feet private road and in the Southwest line of U.S. Highway No. 75;

THENCE S 48°20'25" W generally along a fence and the Southeast line of the called 25 acres tract and the Northwest line of the private road a distance of 547.10 feet to a 5/8" rod set for corner, and at a fence corner;

THENCE N 30°17'38" W generally along a fence a distance of 388.42 feet to a 5/8" rod set for corner;

THENCE N 52°22'16" E a distance of 469.76 feet to a 5/8" rod set for corner, in the Northeast line of the called 25 acres tract and in the Southwest line of U.S. Highway No. 75;

THENCE S 41°58'55" E along the Northeast line of the called 25 acres tract and the Southwest line of U.S. Highway No. 75 a distance of 347.79 feet to the place of beginning and containing 4.261 acres of land.

County: Freestone

Date of Sale of Property (first Tuesday of month): September 3, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

Place of Sale: The steps at the Freestone County Courthouse, 118 East Commerce, Fairfield, Freestone County, Texas 75840.

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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, Substitute Trustee