



VG-1443-2024-2405545

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2405545

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: October 08, 2024 10:21 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: 2405545
Receipt Number: 20241008000006
Recorded Date/Time: October 08, 2024 10:21 AM
User: Jacey J
Station: CCLERK01

Record and Return To:

ALBERT J HEINRICH, JR., PC
3532 BEE CAVE RD STE 202
WEST LAKE HILLS TX 78746



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 Gregory
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF TRUSTEE'S SALE

On January 31, 2023, V&V Contracting LLC signed a Real Estate Lien Note for \$90,000.00, payable to the order of Cheyenne Mountain Estates, LLC, which is secured by Deed of Trust of record in Document #2302134, Official Public Records of Freestone County, Texas, against the following property:

All that certain lot, tract or parcel of land situated in Freestone County, Texas, and being all of Lot No. One (1) of the ISIAH CARDEN ADDITION to the City of Fairfield, Freestone County, Texas, as such plat is recorded in Volume 2, Page 30, Map Book of Freestone County, Texas.

The Note has been accelerated to maturity by reason of a default in the payment of the note, and the Owner of the Note has instructed the Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Trustee, hereby gives notice that he, as such Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 5th day of November, 2024, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Freestone County, Texas, in Fairfield, Texas, designated by the Commissioners Court of such County, described as the south side of the Courthouse located at 103 East Main, Fairfield, Texas 75840. Such sale will occur, at the earliest, at 10:00 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: October 8, 2024.



Albert J. Heinrich, Jr.,
Trustee
3532 Bee Cave Road, Suite 202
Austin, Texas 78746
(512) 322-9550
FAX (512) 322-9675