



Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2406120

Foreclosure Posting
NOTICE OF FORECLOSURE

Recorded On: November 07, 2024 10:56 AM

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:

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JUSTIN REED



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

THE STATE OF TEXAS
COUNTY OF FREESTONE

NOTICE OF SALE

By virtue of the Judgment issued out of the 77th District Court, Freestone County, Texas, in Cause No. CV23316, Plaintiff in said cause, Cypress Creek Industries, Inc., publishes this Notice of Sale of the Properties described below, owned by Cedric Shaw, Kevin Wayne Shaw and Tanya L. Shaw, Defendants, to be sold by the attorney representing said Plaintiff, at the date and time set forth below:

PROPERTY: One-ninth (1/9th) undivided portions, owned by the above-named Defendants, of the Properties identified as Freestone County Appraisal District Owner Account No. R57842, and Freestone County Property ID's 10815, 55703, 15028, 57636 and 9651, which are contained in three tracts located in the J.C. Caddell Survey, A-119, the Thos. Drennan Survey, A-199, and the John Pate Survey, A-509, such Properties also being specifically described in a Warranty Deed dated July 16, 1987, from Jodie Turner, Jr. and Juluis Turner to Juluis Turner, recorded on July 24, 1987, at Volume 755, Page 387, in the Real Property Records of Freestone County, Texas.

THEREFORE, ON THE 3rd DAY OF DECEMBER, 2024, being the first Tuesday of said month, between the hours of 1:00 p.m. and 4:00 p.m., local time, at the South Door of the Freestone County, Texas Courthouse, the said attorney for Plaintiff shall offer for sale, and sell at public auction, all the right, title and interest of the above named Defendants in the above-described Properties, in one or more separate sales. These sales are subject to any existing liens on the Properties. Terms of sale are cash or cashier's check.

Dated this 5th day of November, 2024.
Cypress Creek Industries, Inc.