

VG-1443-2024-2406185

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2406185

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: November 12, 2024 02:15 PM

Number of Pages: 6

" 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: 2406185
Receipt Number: 20241112000047
Recorded Date/Time: November 12, 2024 02:15 PM
User: Alicia D
Station: CCLERK08

Record and Return To:

GEORGE ROBINSON
129 S MOUNT STREET
FAIRFIELD TX 75840



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 FORECLOSURE SALE

November 12, 2024

DEED OF TRUST ("Deed of Trust"):

Dated: September 22, 2023
Grantor: **WILLIAM SHELTON, JR.**
Trustee: **GEORGE M. ROBINSON**
Lender: **CORT RANCH LAND COMPANY LLC**
Recorded in: Clerk's Document Number 2304017 of the real property records of Freestone County, Texas

Legal Description:

TRACT ONE:

All that certain lot, tract or parcel of land being 10.93 acre "Tract 9", situated in the MARIA DE CANTONA SURVEY, A-7, Freestone County, Texas, being further described in Exhibit "A" attached hereto and made a part hereof for all purposes;

and

TRACT TWO:

All that certain lot, tract or parcel of land being 10.10 acre "Tract 10", situated in the MARIA DE CANTONA SURVEY, A-7, Freestone County, Texas, being further described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Prior Lien: None
Secures: Promissory Note ("Note") in the original principal amount of \$261,800.00, executed by **WILLIAM SHELTON, JR.** ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender
Trustee: **GEORGE M. ROBINSON**
Trustee's Address: 129 South Mount, Fairfield, TX, 75840

Foreclosure Sale:

Date: Tuesday, December 3, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: South Entrance, Freestone County Courthouse, 118 East Commerce, Fairfield, Texas 75840

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that **CORT RANCH LAND COMPANY LLC's** bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, **CORT RANCH LAND COMPANY LLC**, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **CORT RANCH LAND COMPANY LLC's** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **CORT RANCH LAND COMPANY LLC's** rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

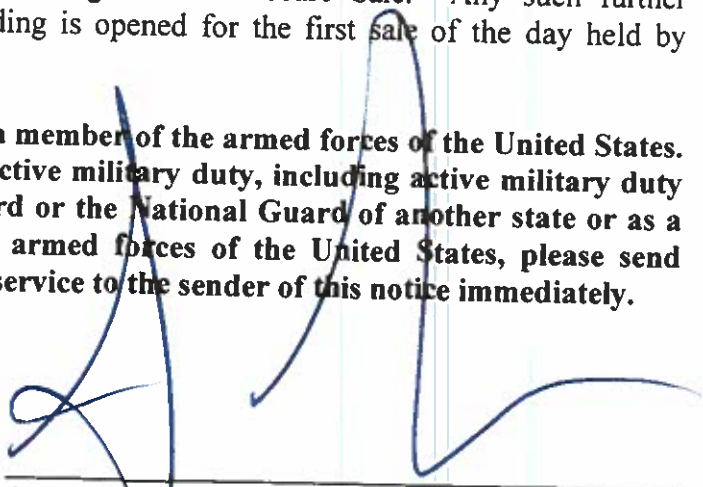
If **CORT RANCH LAND COMPANY LLC** passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by **CORT RANCH LAND COMPANY LLC**. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

EXHIBIT A

Williford Land Surveying
P.O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
James C. Williford RPLS#5973

Legal Description

Maria De Cantona Survey, Abstract No. 7
Freestone County, Texas

10.93 Acre Tract 9

All that certain lot, tract or parcel of land, part of the Maria De Cantona Survey, Abstract No. 7, Freestone County, Texas and being part of that certain called 100 acre tract described in a deed to Cort Ranch Land Company from C. & C. Builders, LLC on June 14, 2023 in Document No. 2023-2484 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (set) in the North line of the above mentioned 100 acre Cort Ranch Land Company tract, the Northwest corner of this tract, the Northeast corner of a 10.08 acre Tract 8 described on this day and being in the South line of a called 15.01 acre tract conveyed to Charles Jason Pickett and wife, Leslie Mae Pickett in Volume 1635, Page 154, from which a ½" iron rod (set) for the Northwest corner of the 100 acre Cort Ranch Land Company tract bears South 88 deg. 05 min. 31 sec. West - 587.04 ft. and South 87 deg. 56 min. 27 sec. West - 1,594.05 ft.;

THENCE North 88 deg. 05 min. 31 sec. East with the North line of the 100 acre Cort Ranch Land Company tract and the South line of the 15.01 acre Pickett tract, a distance of 341.24 ft. to a ½" iron rod (set) for the Northeast corner of this tract and being the northerly Northwest corner of a 10.10 acre Tract 10 described on this day;

THENCE South 01 deg. 17 min. 00 sec. East across the 100 acre Cort Ranch Land Company tract and with the northerly West line of the 10.10 acre Tract 10, a distance of 867.68 ft. to a ½" iron rod (set) for an ell corner of same and being a Southeast corner of this tract;

THENCE South 88 deg. 43 min. 00 sec. West continuing across the 100 acre Cort Ranch Land Company tract and with a North line of the 10.10 acre Tract 10, a distance of 120.16 ft. to a ½" iron rod (set) for a Northwest corner of same and being an ell corner of this tract;

THENCE South 01 deg. 17 min. 00 sec. East continuing across the 100 acre Cort Ranch Land Company tract and with the southerly West line of the 10.10 acre Tract 10, a distance of 823.00 ft. to a ½" iron rod (set) for the Southwest corner of same, the Southeast corner of this tract, in a South line of the 100 acre Cort Ranch Land Company tract and being in the North line of County Road No. 930;

THENCE North 88 deg. 31 min. 20 sec. West with a South line of the 100 acre Cort Ranch Land Company tract and the North line of County Road No. 930, a distance of 221.31 ft. to a ½" iron rod (set) for the Southwest corner of this tract and being the Southeast corner of said 10.08 acre Tract 8;

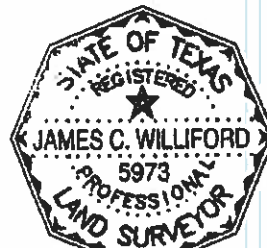
THENCE North 01 deg. 17 min. 00 sec. West across the 100 acre Cort Ranch Land Company tract and with the East line of the 10.08 acre Tract 8, a distance of 1,676.30 ft. to the point of beginning and containing 10.93 acres of land.

The bearings recited herein are based on the State Plane Coordinate System, NAD 1983, Texas Central Zone.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford
Firm Registration No. 10082500
Registered Professional Land Surveyor No. 5973
August 17, 2023
Job No. 23-083(9)
Plat accompanies legal description



Williford Land Surveying
P.O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
James C. Williford RPLS#5973

Legal Description

Maria De Cantona Survey, Abstract No. 7
Freestone County, Texas

10.10 Acre Tract 10

All that certain lot, tract or parcel of land, part of the Maria De Cantona Survey, Abstract No. 7, Freestone County, Texas and being part of that certain called 100 acre tract described in a deed to Cort Ranch Land Company from C. & C. Builders, LLC on June 14, 2023 in Document No. 2023-2484 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3" pipe fence corner (found) for the Northeast corner of the above mentioned 100 acre Cort Ranch Land Company tract, the Southeast corner of a called 15.01 acre tract conveyed to Charles Jason Pickett and wife, Leslie Mae Pickett in Volume 1635, Page 154 and being in the West line of a called 28.01 acre tract conveyed to said Charles Jason Pickett and wife, Leslie Mae Pickett in said Volume 1635, Page 154;

THENCE in a southeasterly direction with the East line of the 100 acre Cort Ranch Land Company tract, the West line of the 28.01 acre Pickett tract, the most westerly line of the residue of a called 175.71 acre tract conveyed to John McKinney in Volume 894, Page 421 and the West line of a called 3.00 acre tract conveyed to William Shelton, Jr. in Volume 1612, Page 359 as follows:

- 1.) South 01 deg. 18 min. 09 sec. East a distance of 483.15 ft. to a ½" iron rod (found) and
- 2.) South 01 deg. 17 min. 05 sec. East a distance of 1,225.16 ft. to a ½" iron rod (found) in a fence capped "WLS 5973" for the Southwest corner of same, the Southeast corner of the 100 acre Cort Ranch Land Company tract and being in the North line of County Road No. 930;

THENCE North 88 deg. 31 min. 20 sec. West with a South line of the 100 acre Cort Ranch Land Company tract and the North line of County Road No. 930, a distance of 320.71 ft. to a ½" iron rod (set) for the Southwest corner of this tract and being the southerly Southeast corner of a 10.93 acre Tract 9 described on this day;

THENCE North 01 deg. 17 min. 00 sec. West across the 100 acre Cort Ranch Land Company tract and with the southerly East line of the 10.93 acre Tract 9, a distance of 823.00 ft. to a ½" iron rod (set) for an ell corner of same and being a Northwest corner of this tract;

THENCE North 88 deg. 43 min. 00 sec. East continuing across the 100 acre Cort Ranch Land Company tract and with a South line of the 10.93 acre Tract 9, a distance of 120.16 ft. to a ½" iron rod (set) for a Southeast corner of same and being an ell corner of this tract;

THENCE North 01 deg. 17 min. 00 sec. West continuing across the 100 acre Cort Ranch Land Company tract and with the northerly East line of the 10.93 acre Tract 9, a distance of 867.68 ft. to a ½" iron rod (set) for the Northeast corner of same, the Northwest corner of this tract, in the North line of said 100 acre Cort Ranch Land Company tract and being in the South line of said 15.01 acre Pickett tract;

THENCE North 88 deg. 05 min. 31 sec. East with the North line of the 100 acre Cort Ranch Land Company and the South line of the 15.01 acre Pickett tract, a distance of 200.00 ft. to the point of beginning and containing 10.10 acres of land.

The bearings recited herein are based on the State Plane Coordinate System, NAD 1983, Texas Central Zone.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford
Firm Registration No. 10082500
Registered Professional Land Surveyor No. 5973
August 17, 2023
Job No. 23-083(10)
Plat accompanies legal description

