

**Freestone  
County  
Renee Gregory  
Freestone County  
Clerk**

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**Instrument Number: 2501686**

Real Property eRecording

NOTICE

Recorded On: April 15, 2025 01:43 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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**\*\*\*\*\* 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: 2501686  
Receipt Number: 20250415000024  
Recorded Date/Time: April 15, 2025 01:43 PM  
User: Jamie M  
Station: CCLERK02

**Record and Return To:**

EPN

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**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.

A debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the TEXAS PROPERTY CODE. **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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** April 15, 2025

**PROMISSORY NOTE:** Promissory Note described as:

Date: June 24, 2021  
Maker: Hwy 90 Eagle Convenience, Inc.  
Payee: First Guaranty Bank  
Principal Amount: \$2,033,750.00

**SECURITY DOCUMENT:** Deed of Trust and Security Agreement

Date: June 24, 2021  
Grantor: Azeem A. Noorani  
Trustee: Alton Lewis  
Beneficiary: First Guaranty Bank  
Recording Information: Recorded in/under Clerk's File No. 2102385, of the Official Public Records of Freestone County, Texas

**LENDER:** First Guaranty Bank

**BORROWER:** Hwy 90 Eagle Convenience, Inc.

**PROPERTY:**

First Tract:

4.794 acres of land situated in the D. Avant Survey, Abstract Number 3, Freestone County, Texas, being that certain called 4.79 acres of land described in deed and recorded in the Official Records of Freestone County, Texas, under Volume 1630, Page 490, said 4.794 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found in the Northerly right-of-way line of State Highway 179 (100 foot right-of-way), for the most Easterly corner of said 4.79 acre tract;

Thence, N 82°30'28" W, along the Northerly right-of-way line of said State Highway 179, a distance of 625.21 feet to a 2 inch iron pipe found for the Southeasterly end of a cut-back

line between the Easterly right-of-way line of Interstate Highway 45 (variable width right-of-way) and Northerly right-of-way line of said State Highway 179;

Thence, N 38°45'15" W, along said cut-back line, a distance of 143.78 feet to a broken concrete monument found for the Northwestern end of said cut-back line;

Thence, N 05°07'24" E, along the Easterly right-of-way line of said Interstate Highway 45, a distance of 405.99 feet to a 2 inch iron pipe found for the Northwestern corner of said 4.79 acre tract;

Thence, S 56°33'52" E, along the Northeasterly line of said 4.79 acre tract, a distance of 480.32 feet to a 1/2 inch iron rod with cap found for an angle point;

Thence, S 39°17'38" E, continuing along the Northeasterly line of said 4.79 acre tract, a distance of 430.74 feet to the POINT OF BEGINNING and containing 4.794 acres of land.

Second Tract:

5.0787 acres of land situated in the Durham Avant League, Abstract Number 3, Freestone County, Texas, being that certain called 5.072 acres of land described in deed and recorded in the Official Public Records of Real Property of Freestone County, Texas under County Clerk's File Number 1903798, said 5.0787 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the centerline of County Road 675 as monumented with the Southerly right-of-way line of State Highway 179 (right-of-way width varies), for the most Westerly corner of said 5.072 acre tract;

Thence, along the Southerly right-of-way line of said State Highway 179, the following courses and distances:

S 76°12'36" E, a distance of 665.46 feet to a Texas Department of Transportation concrete monument (Top Broken) found for corner;

S 15°36'52" W, a distance of 25.65 feet to a T-Post found for corner;

S 78°05'58" E, a distance of 341.78 feet to a Texas Department of Transportation concrete monument (Top Broken) found for the Northwestern end of a cut-back line between the Southerly right-of-way line of said State Highway 179 and the Westerly right-of-way line of Interstate Highway 45 (variable width right-of-way);

Thence, S 32°58'50" E, along said cut-back line, a distance of 127.26 feet to a 1/2 inch rod with cap found for Southeasterly end of said cut-back line;

Thence, S 07°01'25" W, along the Westerly right-of-way line of said Interstate Highway 45, a distance of 207.23 feet to the most Northerly corner of that certain called 12.24 acres of

land described in deed and recorded in the Official Public Records of Real Property of Freestone County, Texas, under County Clerk's File Number 1903798;

Thence, S 49°08'22" W, along the Northwesterly line of said 12.24 acre tract, a distance of 156.71 feet to a point for corner;

Thence, N 38°59'11" W, a distance of 51.54 feet to a point for corner;

Thence, S 51°04'17" W, a distance of 79.68 feet to a PK Nail with shiner found in the centerline of said County Road 675;

Thence, along the centerline of said County Road 675, the following courses and distances:

N 39°11'54" W, a distance of 222.04 feet to a PK Nail with shiner found for an angle point;

N 40°07'14" W, a distance of 252.37 feet to a PK Nail with shiner found for an angle point;

N 43°39'50" W, a distance of 81.23 feet to a PK Nail with shiner found for an angle point;

N 51°13'54" W, a distance of 77.32 feet to a PK Nail with shiner found for an angle point;

N 56°56'42" W, a distance of 72.50 feet to a PK Nail with shiner found for an angle point;

N 61°21'59" W, a distance of 114.87 feet to a PK Nail with shiner found for an angle point;

N 66°43'59" W, a distance of 135.97 feet to a PK Nail with shiner found for an angle point;

N 66°18'42" W, a distance of 56.73 feet to a PK Nail with shiner found for an angle point;

N 63°22'32" W, a distance of 29.70 feet to a PK Nail with shiner found for an angle point;

N 42°48'12" W, a distance of 30.15 feet to the POINT OF BEGINNING and containing 5.0787 acres of land.

Tract subject to area within the right-of-way of County Road 675 (a public road).

Third Tract:

12.2534 acres of land situated in the Durham Avant League, Abstract Number 3, Freestone County, Texas being that certain called 12.24 acres of land described in deed and recorded in the Official Public Records of Real Property of Freestone County, Texas, under County Clerk's File Number 1903798, said 12.2534 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail with shiner found at the intersection of the centerline of County Road 675 as monumented with the Southwesterly right-of-way line of Interstate Highway 45 (variable width right-of-way), for the most Southerly corner of said 12.24 acre tract;

Thence, N 39°34'19" W, along the centerline of said County Road 675, a distance of 2,042.53 feet to a 1/2 inch iron rod found for the most Westerly corner of said 12.24 acre tract;

Thence, N 49°08'22" E, partially along a Southeasterly line of that certain called 5.072 acres of land described in deed and recorded in the Official Public Records of Real Property of Freestone County, Texas, under County Clerk's File Number 1903798, a distance of 236.51 feet the Southwesterly right-of-way line of said Interstate Highway 45, for the most Northerly corner of said 12.24 acre tract and a Southeasterly corner of said 5.072 acre tract;

Thence, along the Southwesterly right-of-way line of said Interstate Highway 45, the following courses and distances:

S 07°01'25" W, a distance of 9.41 feet to a Texas Department of Transportation concrete monument found for corner;

S 58°38'21" E, a distance of 609.66 feet to a Texas Department of Transportation concrete monument found for corner;

S 25°17'59" E, a distance of 1,070.44 feet to a 5/8 inch iron rod with cap set for an angle point;

S 18°29'34" E, a distance of 458.44 feet to the POINT OF BEGINNING and containing 12.2534 acres of land.

Tract subject to area within the right-of-way of County Road 675 (a public road).

**TRUSTEE:** Alton Lewis

**SUBSTITUTE TRUSTEES:** Trevor C. Martin and Kayla F. Aitken  
Mailing Address: P.O. Box 38282  
Dallas, Texas 75238

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

May 6, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

FREESTONE COUNTY COURTHOUSE STEPS LOCATED AT 118 E. COMMERCE, FAIRFIELD, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Security Document, which secures payment of the Promissory Note. Because of such default, Lender, the owner of the Promissory Note and the holder of the Promissory Note and the Security Document, has requested the Trustee or any duly appointed Substitute Trustee, to sell the Property in accordance with the terms of the Security Document and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or any duly appointed successor substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Security Document and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Security Document. The Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Security Document. The Property shall be sold "AS IS, WHERE IS," and WITH ALL FAULTS.



Trevor C. Martin, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS           )  
COUNTY OF DALLAS    )

This instrument was acknowledged before me on April 15, 2025, by Trevor C. Martin, Substitute Trustee.



Notary Public, State of Texas

