



\*VG-1443-2025-2502023\*

Freestone  
County  
Renee Gregory  
Freestone County  
Clerk

Instrument Number: 2502023

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 29, 2025 10:05 AM

Number of Pages: 4

" 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: 2502023  
Receipt Number: 20250429000010  
Recorded Date/Time: April 29, 2025 10:05 AM  
User: Jacey J  
Station: CCLERK02

**Record and Return To:**

STEVEN A. NEAL  
PO BOX 702  
  
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 TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by EMILIO SANCHEZ RODRIGUEZ and NEIBA NEISSEY PORTILLO of Freestone County, Texas, dated July 15, 2017 for the benefit of NEAL AND COMPANY, INC A TEXAS CORPORATION whose address is P. O. Box 671, Fairfield, Texas 75840, and duly recorded in **Instrument Number 2300712**, of the Official Records of Freestone County, Texas, I will as Trustee under said Deed of trust, in order to satisfy the indebtedness secured thereby and at the request of the Holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, June 3, 2025, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the courthouse door, as designated by the County Commissioner's Court of said county, of Freestone County, Texas, in Fairfield, Texas between the hours of ten o'clock a.m. and four o'clock p.m. of that day, which time shall not be earlier than 10:00 a.m. and not later than 1:00 p.m., the following described property, to-wit:

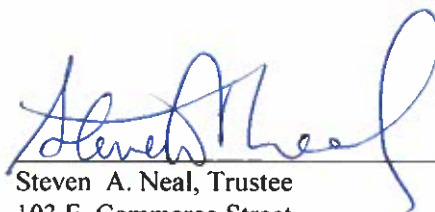
Being **1.345 acres** of land, more or less, Tract w, out of the HUGH SHEPHERD SURVEY, A-34, Freestone County, Texas, and being a part of the same land described in deed to Neal & Company, Inc., dated August 27, 2002 or record in Vol. 1210, Pg. 274, Official Records of Freestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with Limited Edition Mobile Home, Serial No. SRP8869AAL & SRP8869BAL.

The sale notice herein shall include the interest of the Debtor/Mortgagor/Grantor in all fixtures and personal property covered by the Deed of Trust/Security Agreement and any other documents executed in connection with or as security for the Note, Lender/Beneficiary/Holder of said indebtedness having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant to rights granted to the Lender under Section 9.601 (d) of the Texas Uniform Commercial Code. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE LENDER/BENEFICIARY/HOLDER OF SAID INDEBTEDNESS NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OF REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**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.**


EXECUTED this 22<sup>th</sup> day of April, 2025.



Steven A. Neal, Trustee  
103 E. Commerce Street  
Fairfield, Texas 75840  
903-389-3927  
# 14839400

FILED FOR RECORD  
At 10:03 o'clock a M

APR 29 2025

RENEE GREGORY  
Clerk County Court, Freestone County, Texas  
By 

# EXHIBIT "A"

605 AVENUE A  
PALESTINE, TEXAS 75801  
PHONE: (903) 723-3118  
FAX: (903) 723-2859

## Tract -2-

Description of a 1.345 acre tract  
HUGH SHEPHERD SURVEY, ABSTRACT NO. 34  
Freestone County, Texas

ALL that certain tract or parcel of land, being a part of the HUGH SHEPHERD SURVEY, ABSTRACT NO. 34, Freestone County, Texas, also being a part of those certain called Tracts One (5.013 acres) and Two (5.008 acres) conveyed to Neal and Company, Inc., by John A. Alford, Jr., Trustee, August 27, 2002, recorded in Volume 1210, page 274 of the Deed Records of Freestone County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod set for corner in the West line of the above mentioned 5.008 acre tract and the East margin of gravel County Road No. 1171, from which the Southwest corner of said 5.008 acre tract Brs. S 1° 04' 53" W - 343.18 feet.

THENCE N 1° 04' 53" E with the West line of said 5.008 acre tract and the East margin of gravel County Road No. 1171 a distance of 115.00 feet to a 1/2" Iron Rod set for corner.

THENCE S 89° 10' 12" E a distance of 509.01 feet to a 1/2" Iron Rod set for corner.

THENCE S 0° 35' 04" W a distance of 115.00 feet to a 1/2" Iron Rod set for corner.

THENCE N 89° 10' 12" W a distance of 510.01 feet to the place of beginning, containing 1.345 acres of land.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the month of September, 2002. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 30th day of September, 2002.

  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091

