

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 1903596

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: November 08, 2019 03:14 PM

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: 1903596
Receipt Number: 20191108000015
Recorded Date/Time: November 08, 2019 03:14 PM
User: Sabra K
Station: Clerk Station

Record and Return To:

STEVEN NEAL



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.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

Linda Jarvis

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by KEISHA L. RHODES, of Freestone County, Texas, dated January 21, 2012 for the benefit of NEAL AND COMPANY, INC. whose address is P. O. Box 671, Fairfield, Texas 75840, and duly recorded in **Volume 1594, page 526**, 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 January 7, 2020, (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 **1.835** acres, more or less, situated in the HUGH SHEPHERD SURVEY, A-34, Freestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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 8th day of November, 2019.



Steven A. Neal, Trustee
P. O. Box 702
Fairfield, Texas 75840
903-389-3927
14839400

Description of a 1.835 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 that certain called 5.005 acre tract conveyed to Neal and Company, Inc., by Sandra Kay Browning, November 15, 2006, recorded in Volume 1383, page 177 of the Deed Records of Freestone County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 5/8" Iron Rod found for corner at the Southwest corner of the above mentioned 5.005 acre tract and the Southeast corner of a called 5.383 acre tract described in Volume 1132, page 106 of the Deed Records of Freestone County, Texas, in the North line of a called 1.661 acre tract described in Volume 911, page 440 of the Deed Records of Freestone County, Texas.

THENCE N 4° 09' 55" E with the West line of said 5.005 acre tract and the East line of said 5.383 acre tract a distance of 194.40 feet to a 1/2" Iron Rod set for corner.

THENCE S 65° 50' 42" E a distance of 425.39 feet to a 1/2" Iron Rod set for corner.

THENCE S 1° 10' 48" W a distance of 84.78 feet to a 1/2" Iron Rod set for corner.

THENCE S 73° 32' 29" E a distance of 297.32 feet to a 1/2" Iron Rod set for corner in the East line of said 5.005 acre tract and the West margin of oiled County Road No. 1255.

THENCE S 1° 10' 48" W with the East line of said 5.005 acre tract and the West margin of oiled County Road No. 1255 a distance of 50.00 feet to a bent 1/2" Iron Rod found for corner at the Southeast corner of said 5.005 acre tract and the Northeast corner of a called 3.545 acre tract described in Volume 895, page 756 of the Deed Records of Freestone County, Texas.

THENCE N 73° 32' 29" W with the South line of said 5.005 acre tract and the North line of said 3.545 acre tract a distance of 514.52 feet to a 1/2" Iron Rod found for corner at the Northwest corner of said 3.545 acre tract and the Northeast corner of said 1.661 acre tract.

THENCE N 74° 23' 39" W with the South line of said 5.005 acre tract and the North line of said 1.661 acre tract a distance of 198.50 feet to the place of beginning, containing 1.835 acres of land.

EXHIBIT "A"