



VG-1443-2020-2002677

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2002677

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: August 27, 2020 10:54 AM

Number of Pages: 5

" 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: 2002677
Receipt Number: 20200827000008
Recorded Date/Time: August 27, 2020 10:54 AM
User: Keitha W
Station: Clerk Station

Record and Return To:

GEORGE ROBINSON



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

NOTICE OF FORECLOSURE SALE

August 27, 2020

DEED OF TRUST ("Deed of Trust"):

Dated: May 3, 2019

Grantor: **JORDAN MICHELE BOYER**

Trustee: **GEORGE M. ROBINSON**

Lender: **N & N LAND, LLC**

Recorded in: Clerk's Instrument Number 1901559 of the real property records of Freestone County, Texas

Legal Description: **All that certain lot, tract or parcel of land being 0.438 acre, more or less, situated in the City of Fairfield, R. GAINOR LEAGUE, A-12, Freestone County, Texas, being further described in Exhibit "A" attached hereto and made a part hereof for all purposes.**

Secures: Promissory Note ("Note") in the original principal amount of **ONE HUNDRED SEVENTEEN THOUSAND AND 00/100 DOLLARS (\$117,000.00)**, executed by **JORDAN MICHELE BOYER** ("Borrower") and payable to the order of Lender

Trustee: **GEORGE M. ROBINSON**

Trustee's Address: 129 South Mount, Fairfield, TX, 75840

Foreclosure Sale:

Date: Tuesday, October 6, 2020

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 11:00 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 **N & N LAND, 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, **N & N LAND, 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 **N & N LAND, 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 **N & N LAND, 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 **N & N LAND, LLC** passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled 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 **N & N LAND, 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"

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All that certain lot, tract, or parcel of land situated in the City of Fairfield, R. Gainor League, A-12, Freestone County, Texas, being 0.438 acre of land and being a lot 144 feet north - south x 132.5 feet east - west. And being the save and except portion of the land described in a deed from Ruby I. Morgan to Barbara Ruth Girth, dated February 15, 1989 and recorded in Volume 796, Page 125, Deed Records Freestone County, Texas. Said 0.438 acre tract described to wit.

Beginning at a 1/2" iron rod and cap, RPLS/1858/MJR set for this northeast corner, said point being the southwest ROW intersection of the west ROW of Walker Lane at the south ROW of Reunion Street;

THENCE West, (Basis of Bearing per deed) 132.5 feet along the south ROW of Reunion St. to a 1/2" iron rod and cap set for this northwest corner, said point being the northeast corner of the Hulan Bosley 1.386 acre tract, Vol. 1096, Pg. 308;

THENCE South, 144.0 feet along the east line of the Bosley tract to a 1/2" iron rod and cap, RPLS/1858/MJR found for this southwest corner at existing fence corner;

THENCE East, 132.5 feet along a new wire fence to a 1/2" iron rod and cap set for this southeast corner at fence corner, said point being in the west ROW of Walker Lane;

THENCE North, 144.0 feet along said west ROW to the point of beginning, containing 0.438 acre of land, more or less.