



Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 1903997

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 17, 2019 11:33 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: 1903997
Receipt Number: 20191217000008
Recorded Date/Time: December 17, 2019 11:33 AM
User: LaVerne M
Station: Clerk Station

Record and Return To:

Wray, Willett, and Stoffer



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 Substitute Trustee's Sale

Date: December 16, 2019

Substitute Trustee: Larry Burns, Brandon Vaughan, or Angela Gibson

Mailing: P.O. Box 90
Maypearl, Ellis County, Texas 76064

Physical: 100 Main
Maypearl, Ellis County, Texas 76064

Lender: The Cowboy Bank of Texas

Note: A certain promissory note, executed by Brian E. Mathis, dated August 11, 2017, in the original principal amount of \$50,000.00, or as thereafter modified, bearing interest as therein specified, payable to The Cowboy Bank of Texas, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Deed of Trust:

Date: August 11, 2017

Grantor: Brian E. Mathis

Lender: The Cowboy Bank of Texas

Recording information:

Said Deed of Trust being recorded in the Real Property Records of Freestone County, Texas at Document No. 01702703.

Property: See Exhibit A.

County: Freestone County

Date of Sale (first Tuesday of month): January 7, 2020

Time of Sale: between 1:00 p.m. and 4:00 p.m.

Place of Sale: Freestone County Courthouse in the location designated by the Freestone County Commissioners Court.

Lender has appointed Larry Burns or Brandon Vaughan or Angela Gibson as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more

separate and distinct lots, tracts, or parcels.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Larry Burns or Brandon Vaughan or Angela Gibson,
Substitute Trustee

STATE OF TEXAS §

§

COUNTY OF ELLIS §

This instrument was acknowledged before me on December 17, 2019, by Brandon Vaughan, Substitute Trustee.



Notary Public, State of Texas



EXHIBIT "A"

All that certain undivided one-sixtieth (1/60th) interest in and to the following described land and premises in Freestone County, Texas.

FIRST TRACT: Being 212.41 Acres of land, more or less, a part of the W.A. SMITH SURVEY, Abstract No. 598, and being all of the following described 271 acre tract, to-wit: BEGINNING at a stake in the North corner of the R.J. Caruthers Survey, from which a BJ brs N 75 E 17 vrs another brs S 19 W 12 vrs; THENCE N 68 E 1490 vrs., to a stake on G. W. Wisdom's SW line, from which a hickory brs S 31 W 18 vrs., a BJ brs 42 W 3 vrs; THENCE S 31 E with Wisdom's line 219 vrs to a stake his corner, from which a BJ brs S 9 E 6 vrs; THENCE S 59 W with his line, 300 vrs, to a stake, another corner, from which a PO brs S 31 E 5 vrs; THENCE S 31 E with his line, 900 vrs, his SW corner, 1030 vrs, to a stake, from which a BJ brs S 73 W 10 vrs, a PO brs S 25 E 73-3/4 vrs; THENCE S 38 W 1175 vrs to a stake in the NE line of Caruthers Survey, from which a hickory brs S 25 E 4 vrs, an elm brs W 70 E 1 1/2 vrs; THENCE N 32 W with NE line of said Caruthers Survey, 1252 vrs to the place of Beginning, and containing 271 acres of land, more or less, AND FIVE AND EXCEPTING therefrom the following: 21 acres sold off of same Rance Durham, being out of the NE corner of said tract; 33.6 acres sold out of same to R. B. Red et al, by deed of date March 12, 1937, and of record in Volume 148, Page 34, Deed Records of Freestone County, Texas; and 3.79 acres sold out of same to Gulf Pipe Line Company, by deed of date December 12, 1924, and of record in Volume 79, page 311, Deed Records of Freestone County, Texas. And said 271 acre tract being the same land described in deed from A. V. Reader to J. B. Miller, of date June 27, 1911, and of record in Volume 35, page 393, Deed Records of Freestone County, Texas; and the 212.41 acres, more or less, being the same land described in Deed of Trust from S. A. Burlison et ux to M. W. Williford, trustee, of date September 10, 1946, and of record in Volume 7, page 183, Deed of Trust Records, of Freestone County, Texas.

SECOND TRACT: A part of the G. W. POWELL SURVEY, Abstract No. 524, and being the West 1/2 of that certain tract of 75 acres, more or less, set apart to Johnnie M. Robertson and Dan W. Talbot, in Report of Commissioners, in Cause No. 21003-A, in the 77th District Court of Freestone County, Texas, styled "Johnnie M. Robertson et al vs. Dan W. Talbot et al" and designated as Share No. 7 therein, which appears of record in Volume 13, page 599, Civil Minutes of said Court; and said West half described by metes and bounds, as follows: BEGINNING at the SW corner of said 75 acre tract; THENCE North 34 W with the West line thereof, 92 vrs to the NW corner thereof; THENCE North 59 East 353 vrs to an interior corner of said tract; THENCE North 31 West 138 vrs to the most northerly NW corner of said 75 acre tract; THENCE North 59 East 104 vrs to the NW corner of the East 1/2 of said 75 acre tract; THENCE South 35 East with the middle division line of said 75 acre tract 601 vrs to the SW corner of said E 1/2 thereof, a stake for corner in the S line of said G. W. Powell Survey; THENCE S 55 W 475 vrs to the place of Beginning, and containing 37 1/2 acres of land, more or less. And being the same land described in deed from Johnnie M. Robertson et vir to S. A. Burlison, of date April 10, 1939, and of record in Volume 154, page 329, Deed Records of Freestone County, Texas.

This conveyance covers a share or interest in what is known as Burlison Lake and is subject to the mineral reservation, and any other regulation concerning its use or disposal as more fully set out in a certain deed by S. A. Burlison and wife to Athel Ivy, bearing date March 24, 1952, appearing of record in Vol. 225, page 412 of the Deed Records of Freestone County, Texas, to which record reference is hereby made for all purposes.