



VG-1443-2020-2003034

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2003034

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 22, 2020 04:35 PM

Number of Pages: 6

" 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: 2003034
Receipt Number: 20200922000032
Recorded Date/Time: September 22, 2020 04:35 PM
User: Amanda G
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

September 22, 2020

DEED OF TRUST ("Deed of Trust"):

Dated: March 20, 2020

Grantor: DENNIS J. MARTIN and LARITA MARTIN

Trustee: BRENT JONES

Lender: CITIZENS STATE BANK

Recorded in: Document Number 2020-2000842 of the real property records of Freestone County, Texas

Legal Description:

TRACT ONE:

All that certain lot, tract or parcel of land being 0.273 acres, more or less, being part of Lot "A" of the NORTHVIEW VILLAGE SUBDIVISION, City of Teague, Freestone County, Texas, as shown on plat of subdivision recorded in Cabinet A, Envelope 83A, Plat Records, Freestone County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

TRACT TWO:

All that certain lot, tract or parcel of land being 0.092 acres, more or less, being part of Lot "A" of the NORTHVIEW VILLAGE SUBDIVISION, City of Teague, Freestone County, Texas, as shown on plat of subdivision recorded in Cabinet A, Envelope 83A, Plat Records, Freestone County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$221,697.28, executed by DENNIS J. MARTIN and LARITA MARTIN ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 3, 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 CITIZENS STATE BANK'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, CITIZENS STATE BANK, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of CITIZENS STATE BANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with CITIZENS STATE BANK'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If CITIZENS STATE BANK 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.

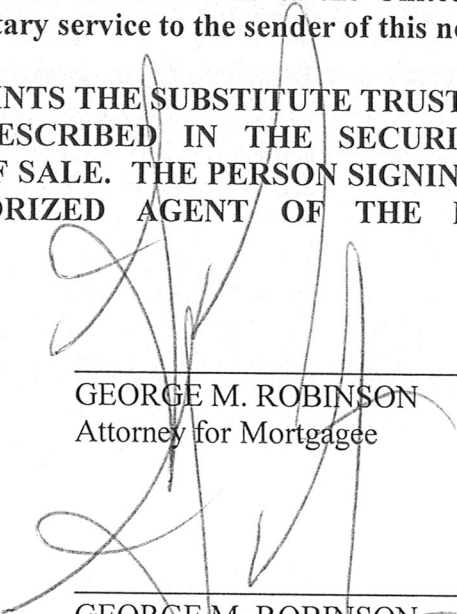
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 CITIZENS STATE BANK. 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, Substitute 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 Substitute 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



GEORGE M. ROBINSON
Attorney for Mortgagee

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

EXHIBIT "A"

All that certain lot, tract or parcel of land being 0.273 acre, more or less, and being a part of Lot "A" of the Northview Village Subdivision, City of Teague, Freestone County, Texas, as shown of a plat of said subdivision of record in Cabinet "A", Envelope 183A, Official Records, Freestone County, Texas. Said 0.273 acre tract described to wit.

Beginning at a 1/2", iron rod and cap, MJR/RPS/1858, found for the most northerly corner of a 0.53 acre tract owned by Richard J. Watson, of record in Volume 830, Page 310, Official Records Freestone County, Texas, said point being in the southwesterly right of way of U.S. Highway 84, and bears North 50 degrees 49 minutes 15 seconds West, 124.96 feet from the most easterly corner of Lot "A", as shown on said plat;

THENCE North 52 degrees 42 minutes 23 seconds West, 60.0 feet on a long chord through a central angle of 1 degree 43 minutes 08 seconds, and a radius of 2000 feet, to a 1/2" iron rod and cap, set in the southwesterly right of way of U.S. Highway 84 for this most northerly corner;

THENCE South 32 degrees 48 minutes 38 seconds West, 201.22 feet to a 1/2" iron rod and cap set for corner;

THENCE South 57 degrees 59 minutes 17 seconds East, 60.0 feet to a 1/2" iron rod and cap found for the southwesterly corner of the Watson tract;

THENCE North 32 degrees 45 minutes 31 seconds East, 195.70 feet along the westerly line of the Watson tract to the point of beginning, containing 0.273 acre of land, more or less.

And being the same land described in Deed dated June 7, 1990, from Steven V. Pate, et al, to James H. Cody and wife, Patsy N. Cody, filed for record in the Office of the County Clerk, Freestone County, Texas, on June 19, 1990, under Clerk's File No. 2841.

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the City of Teague, D.C. Cannon Survey, A-130, Freestone County, Texas, being 0.092 acre of land and being part of Lot A as shown on a plat of the Northview Village Subdivision, recorded in Plat Cabinet A, Envelope 83A, Plat Records Freestone County, Texas. Said 0.092 acre tract described to wit.

Beginning at a 1/2" iron rod and cap, RPLS/1858/MJR and a 6' tee bar post found at the northwesterly corner of the Dennis Martin, 0.273 acre tract, surveyed June 28, 2001, said point being in the southwesterly r.o.w. of U.S. Highway 84;

THENCE South 32 degrees 48 minutes 38 seconds West, 201.02 feet along the westerly line of the Martin tract to a 1/2" iron rod and tee bar post found for this southeast corner, being in the northerly line of Lot 5 of said subdivision;

THENCE North 56 degrees 16 minutes 22 seconds West, 20.0 feet along said lot line to a 1/2" iron rod and cap and 6' tee post set for this southwesterly corner;

THENCE North 32 degrees 48 minutes 38 seconds East, 201.82 feet to a 1/2" iron rod and cap set for this northwest corner in the southwesterly r.o.w. of U.S. Highway 84;

THENCE South 54 degrees 04 minutes 46 seconds East, 20.0 feet along said r.o.w. to the point of beginning, containing 0.092 acre of land, more or less.