

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2000083

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 09, 2020 08:28 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: 2000083
Receipt Number: 20200109000001
Recorded Date/Time: January 09, 2020 08:28 AM
User: Melissa S
Station: Clerk Station

Record and Return To:

JUSTIN E REED



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 TRUSTEE'S SALE

Date: January 7, 2020

Deed of Trust

Date: June 24, 2011

Grantor: DONNA A. BOZEMAN, a single woman & COREY G. ATKINS, a single man

Grantor's County: Freestone County, Texas

Beneficiary: INCOMMONS BANK, N.A.

Trustee: GREG STUBBS

Recording Information: Volume 1552, Page 554, Official Records of Freestone County, Texas

Property:

Being 4.19 acres of land situated in the Maria De Cantona Survey, Abstract No. 7, Freestone County, Texas, being a part of that certain called 30 acre tract of land described in a Deed from Lahoma Patton et al to Morris L. Cannon et ux dated May 27, 1975, and recorded in Volume 447, Page 678 of the Deed Records of Freestone County, Texas, said 4.19 acres tract to be more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (found) at the southeast corner of the above mentioned 30 acre tract, and being at an interior ell corner of that certain called 47.6 acre tract of land described in a Deed to Wilbur Joe Barrow et ux and recorded in Volume 974, Page 339;

THENCE West for a distance of 1165.74 feet with the South boundary line of said 30 acre tract with the most westerly North boundary line of the above mentioned 47.6 acre tract with the North boundary line of the above mentioned 47.6 acre tract with the North boundary line of that certain called 16.58 acre tract of land described in a deed to Bobby Ray Gauntt et ux and recorded in Volume 754, Page 664 and partially along or near a fence to a point in County Road 924 (as traveled) for the Southwest corner of said 30 acre tract from said point a ½" iron rod (found for reference) bears East 20.06 feet;

THENCE North 00 deg 06' 14" East, for a distance of 138.16 feet with the centerline of the above mentioned County Road 924 (as traveled) to a point for an angle break in same, from said point a ½" iron rod (found for reference) bears South 87 deg 01' 39" East, a distance of 17.49 feet;

THENCE North 09 deg 27' 01" East, for a distance of 77.90 feet, to a railroad spike (found) at the intersection of said County Road 924 and the centerline of County Road 930 (as traveled), said railroad spike being at the Southwest corner of that certain called 4.00 acre tract or land

described in a Deed to Gary C. Sullivan et ux and recorded in Volume 581, Page 288, from said railroad spike a ½" iron rod (found for reference) bears South 34 deg 23' 10" East 35.04 feet;

THENCE South 84 deg 10' 69" East for a distance of 1161.67 feet and generally with the centerline of County Road 930 (as traveled) to P.K. nail (set) for corner in the East boundary line of said 30 acre tract, being at the Southwest corner of that certain called 25.1 acre tract described as the First Tract in a Deed to Edward F. Beyer and recorded in Volume 301, Page 615, and being at the most northerly Northwest corner of said 47.6 acre tract, from said P.K. nail a ½" iron rod (found for reference) bears South 01 deg 45' 22" West a distance of 30.04 feet;

THENCE South 01 deg 43' 22" West, for a distance of 97.32 feet, back to the place of Beginning and containing 4.19 acres of land, more or less.

Note

Date: June 24, 2011

Amount: SEVENTY-SIX THOUSAND FIVE HUNDRED AND NO/100
DOLLARS (\$76,500.00)

Borrower: DONNA A. BOZEMAN, a single woman & COREY G. ATKINS, a
single man

Lender: INCOMMONS BANK, N.A.

Date of Sale of Property: February 4, 2020


Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of the front steps of the Freestone County
Courthouse (South Entrance) located in Fairfield, Freestone County, Texas.

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 NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be

conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



GREG STUBBS, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 8th day of January, 2020, by GREG STUBBS, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

