



VG-1443-2021-2100700

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2100700

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: March 02, 2021 03:39 PM

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: 2100700
Receipt Number: 20210302000035
Recorded Date/Time: March 02, 2021 03:39 PM
User: Melissa S
Station: Clerk Station

Record and Return To:

GEROGE M. 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

March 2, 2021

DEED OF TRUST ("Deed of Trust"):

Dated: January 27, 2014

Grantor: **CASEY STORY and KAYTIE STORY**

Trustee: **HUE L. HILLIS, JR.**

Lender: **CITIZENS STATE BANK**

Recorded in: Vol. 1624, Page 389 of the real property records of Freestone County, Texas

Legal Description: Being 12.66 acres of land, more or less, situated in the JOSE IGNACIO AGUILERA SUIRVEY, A-2, Freestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes

Secures: REAL ESTATE LIEN NOTE ("Note") in the original principal amount of \$85,000.00, executed by CASEY STORY and KAYTIE STORY ("Borrower") and payable to the order of Lender

Substitute Trustee: **GEORGE M. ROBINSON**

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

Foreclosure Sale:

Date: Tuesday, April 6, 2021

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.

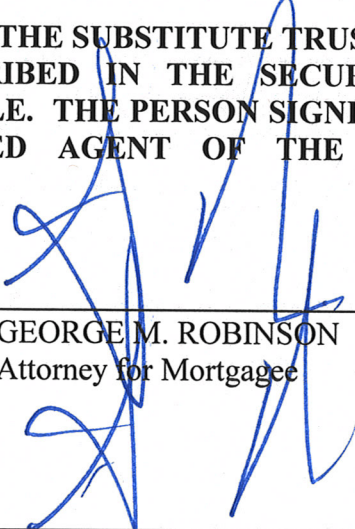
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

01400228

All that certain lot, tract, or parcel of land situated in the Jose Y. Aguilera Survey Abstract 2, Freestone County, Texas, and being all of a called 12.689 acre tract described by Deed recorded in Volume 1261, Page 619 of the Deed Records of Freestone County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a found 1/2" iron rod for the northeast corner of this tract in the northwest line of the Lucinda Tignor Survey A-616 and the southeast line of the P.S. Elliott Survey A-11 in conflict with the Jose. Y. Aguilera Survey A-2 as fenced;

THENCE S02°12'27"E 1106.93 feet to a found 1/2" iron rod for the southeast corner of this tract located on the north R.O.W. of F.M. Highway No. 489;

THENCE with said R.O.W. S75°14'32"W 66.89 feet to a found 1/2" iron rod, S65°51'20"W 127.50 feet, S63°39'27"W 260.19 feet, S57°49'44"W 62.09 feet to a found concrete monument and S57°42'08"W 38.79 feet to the southwest corner of this tract located on the east line of Freestone County Road No. 243; Witness: S68°35'24"W 6.9 feet, a set 1/2" iron rod.

THENCE with said east line N10°27'16"W 797.63 feet to a found 1/2" iron rod for the northwest corner of this tract located on said common survey line in conflict with the Jose Y. Aguilera Survey A-2;

THENCE with said common survey line N47°02'43"E 822.04 feet to the place of beginning and containing 12.66 acres of land.

PREPARED IN THE LAW OFFICE OF RICKY SIMS, 720 MAIN STREET, P. O. BOX 299, TEAGUE, TEXAS 75860, FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN MADE AND NO OPINION HAS BEEN GIVEN BY THE FIRM PREPARING THIS INSTRUMENT AS TO THE TITLE TO OR THE DESCRIPTION OF THE PROPERTY INVOLVED.