



VG-1443-2021-2104522

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2104522

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 08, 2021 11:05 AM

Number of Pages: 3

" 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: 2104522
Receipt Number: 20211208000011
Recorded Date/Time: December 08, 2021 11:05 AM
User: Tammy R
Station: Clerk Station

Record and Return To:

REED & REED, L.L.P. (EIB)



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.

Renee Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF TRUSTEE'S SALE

Date: December 8, 2021

Deed of Trust

Date: February 1, 2019

Grantor: JONATHAN PAUL YELDELL, a single man

Grantor's County: Limestone County, Texas

Beneficiary: ROBILYN REED

Trustee: JUSTIN REED

Recording Information: Instrument No. 2000519, Official Records of Freestone County, Texas

Property:

FIRST TRACT: Being Lot 9, Block 59 in the City of Mexia, Limestone County, Texas, according to the official map of said City of Mexia of record in Vol. 2, Page 17, Plat Records of Limestone County, Texas, and a 10 ft. x 50 ft. alley adjacent to Lot 9 in Block 59, City of Mexia, Limestone County, Texas.

SECOND TRACT: All that certain tract or parcel of land situated in Freestone County, Texas, a part of the F. P. Cabler Survey and more fully described as follows:

Being a part of a 428 acre tract conveyed by John Kane to John Jordon on the 3rd day of April, 1850, and
BEGINNING at the SW corner of said 428 acres survey;

THENCE East with South line of same 435 vrs.;

THENCE North 372 vrs. to center of Mexia and Woodland road;

THENCE with said road S 78° W 220 vrs to whence west line of said 428 acres tract crosses same;

THENCE S 85° W. with said west line 400 vrs. to Beginning, containing 20-4/10 acres, more or less.

Note

Date: February 1, 2019

Amount: TWENTY-ONE THOUSAND ONE HUNDRED TEN AND 52/100 DOLLARS (\$21,110.52)

Borrower: JONATHAN PAUL YELDELL

Lender: ROBILYN REED

Date of Sale of Property: January 4, 2022

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

Place of Sale of Property: Front door of Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone 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.

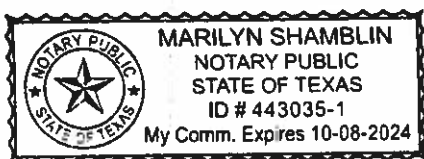
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


JUSTIN REED, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 8th day of December, 2022, by, and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS