

VG-1443-2021-2101628

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2101628

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: May 11, 2021 12:31 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

Document Number: 2101628
Receipt Number: 20210511000016
Recorded Date/Time: May 11, 2021 12:31 PM
User: Alicia D
Station: Clerk Station

Record and Return To:
BENJI REED
PO BOX 1072
MEXIA TX 76667

***** 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.

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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: May 7, 2021

Deed of Trust

Date: September 16, 2016

Grantor: FLOYD F. PYLES, III, a single man

Grantor's County: Freestone County, Texas

Beneficiary: INCOMMONS BANK, N.A.

Trustee: GREG STUBBS

Recording Information: Volume 1698, Page 446, Official Records of
Freestone County, Texas

Property:

Being Lots Eleven (11) and Twelve (12), Block Twelve (120, Wheelus Addition, City of Teague, Freestone County, Texas, according to the plat thereof recorded in Cabinet A, Envelope 3, Plat Records of Freestone County, Texas;
SAVE AND EXCEPT Twenty-Five (25) feet off the north side of said Lot Eleven (11), described in a Warranty Deed dated July 15, 2003, from Loyd Lane to Linda Ward, recorded in Volume 1243, Page 555, Official Records of Freestone County, Texas

Note

Date: September 16, 2016

Amount: FORTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
(\$40,500.00)

Borrower: FLOYD F. PYLES, III, a single man

Lender: INCOMMONS BANK, N.A.

Date of Sale of Property: June 1, 2021

Earliest time of Sale of Property: 11:30 a.m.

Place of Sale of Property: Front door of Freestone County Courthouse located at 118 East Commerce Street, 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 11th day of May, 2021, by GREG STUBBS, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

