



\*VG-1443-2022-2200046\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2200046

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 06, 2022 12:13 PM

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: 2200046  
Receipt Number: 20220106000018  
Recorded Date/Time: January 06, 2022 12:13 PM  
User: Melissa S  
Station: Clerk Station

Record and Return To:

DEBORAH L. LEMONS



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:** January 4, 2022

### **DEED OF TRUST**

**Date:** April 1, 2013

**Grantor:** Nieka Evans  
Michael Dean  
PO Box 103  
Teague, TX 75860

**Beneficiary:** Sandstone Capital, LP  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Deed of trust recorded in Volume 1603, Page 499 of the Official Records of Freestone County, Texas.

**Property:** *Tract Three (3) of Freestone Land Company, being 10.50 acres of land in the P. Brigrance Survey, A-67, the Isaac Hollman Survey, A-13, and the Isham Musick Survey, A-817, Freestone County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

### **Note**

**Date:** April 1, 2013

**Amount:** \$34,000.00

**Debtor:** Nieka Evans and Michael Dean

**Holder:** Sandstone Capital, LP

**DATE OF SALE OF PROPERTY: February 1, 2022**

**EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM**

**LOCATION OF SALE:** Fairfield, Texas, at the Freestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

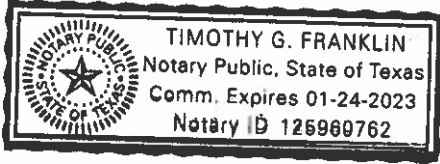
  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS           §

COUNTY OF LEON         §

This instrument was acknowledged before me on January 4, 2022 by Deborah L. Lemons.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

TRACT 3

\* \* \* F I E L D N O T E S \* \* \*

STATE OF TEXAS  
COUNTY OF FREESTONE

FOR: FREESTONE LAND CO.  
CENTERVILLE, TEXAS  
PROJECT NO. 02058

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 10.50 acres of which 0.18 acres being in County road no. 911 in the P. Brigance Survey A-67, in Freestone County, Texas and being part of a 361.02 acre tract deeded from Hugh M. Ford, et al to W. R. Coffey, Trustee dated September 19, 2002 and recorded in Volume 1212, Page 448 of the Freestone County Official Records in Freestone County, Texas and said 10.50 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set 1/2 inch rebar for corner in County road no. 911 and in the North line of a 135 acre tract recorded in Volume 666, Page 553 of the Freestone County Official Records and same being in the North line of the Isham Musick Survey A-817 and same being in the westernmost South line of the said 361.02 acre tract and the P. Brigance Survey A-67 and same being the Southeast corner of an 18.30 acre tract, surveyed same date and same being South 89 deg 48' 42" East 1,122.22 feet from the westernmost Southwest corner of the said 361.02 acre tract;

THENCE North with the East line of the said 18.30 acre tract and a 17.06 acre tract, surveyed same date, at a distance of 711.99 feet pass a set 1/2 inch rebar and continuing on a total distance of 1,143.46 feet to a set 1/2 inch rebar for corner in the said line and same being the northernmost Southwest corner of a 44.05 acre tract, surveyed same date;

THENCE South 89 deg 48' 42" East with the northernmost South line of the said 44.05 acre tract a distance of 400.00 feet to a set 1/2 inch rebar for corner in the said line and same being the Northwest corner of a 10.60 acre tract, surveyed same date;

THENCE South with the West line of the said 10.60 acre tract a distance of 1,143.46 feet to a set 1/2 inch rebar for corner in County road no. 911 and in the westernmost South line of the said 361.02 acre tract and same being the Southwest corner of the said 10.60 acre tract and same being in the South line of the P. Brigance Survey A-67 and same being in the North line of the said 135 acre tract and Isham Musick Survey A-817;

THENCE North 89 deg 48' 42" West with County road no. 911 and with the North line of the Isham Musick Survey A-817 and said 135 acre tract and with the South line of the P. Brigance Survey A-67 and with the westernmost South line of the said 361.02 acre tract a distance of 400.00 feet to the PLACE OF BEGINNING.

Contains 10.50 acres of land of which 0.18 acres being in County road no. 911.

Bearings are referenced to the southernmost South line of a 634.10 acre tract recorded in Volume 913, Page 288 of the Freestone County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

12-28-06  
Date


 Richard J. Reed  
Registered Professional Land Surveyor  
Texas No. 1593

EXHIBIT A