

VG-1443-2022-2204244

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2204244

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: October 11, 2022 08:04 AM

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: 2204244
Receipt Number: 20221011000001
Recorded Date/Time: October 11, 2022 08:04 AM
User: Alicia D
Station: CCLERK02

Record and Return To:

TIME FRANKLIN



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: October 3, 2022

DEED OF TRUST

Date: May 25, 2022

Grantor: Corey Weigle
Cheyenne Brown
PO Box 487
Del Valle, TX 78617

Beneficiary: Colt Ranch and Land Partners II, LP
PO Box 423
Centerville, TX 75833

Substitute Trustee: Tim Franklin
PO Box 423
Centerville, TX 75833

Recording Information: Deed of Trust recorded in Document Number 2202561, Official Public Records of Freestone County, Texas.

Property: *Tract Sixty-Five (65) of Colt Ranch and Land Partners II, LP, an unrecorded subdivision in Freestone County, being 10.01 acres of land in the MICAJAH BATEMAN SURVEY, A-83, more fully described by metes and bounds in Exhibit "A" attached hereto.*

Note

Date: May 25, 2022

Amount: \$83,000.00

Debtor: Corey Weigle and Cheyenne Brown

Holder: Colt Ranch and Land Partners II, LP

DATE OF SALE OF PROPERTY: November 1, 2022

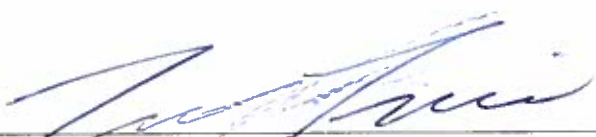
EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

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.

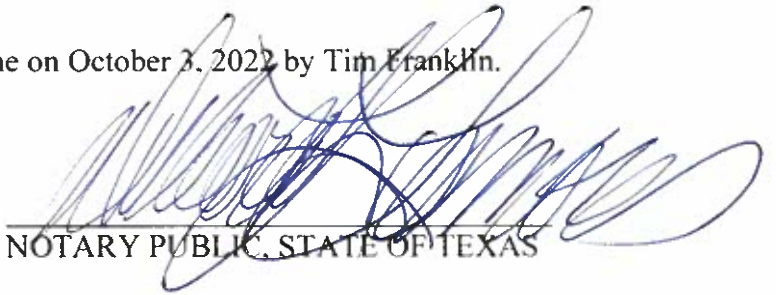

TIM FRANKLIN

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on October 3, 2022 by Tim Franklin.



NOTARY PUBLIC, STATE OF TEXAS



Tract 65
10.01 Acres

Micajah Bateman Survey
Abstract No. 83

STATE OF TEXAS §

COUNTY OF FREESTONE §

A METES & BOUNDS description of a certain 10.01 acre tract situated in the Micajah Bateman Survey, Abstract No. 83 in Freestone County, Texas, being a portion of a called 298.76 acre tract conveyed by General Warranty Deed with Vendor's Lien to Colt Ranch and Land Partners II, L.P. recorded in File No. 2102156 of the Official Records of Freestone County; said 10.01 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203);

COMMENCING at a found 1/2-inch iron rod, marking the west corner of said 298.76 acre tract, being common with the south corner of a called 95.6 acre tract conveyed by Special Warranty Deed to Frank Harrison Marsters, III recorded in Volume 1387, Page 129 of the Official Records of Freestone County, and being in a northeast line of a called 654.76 acre tract conveyed by Warranty Deed to William Andrew Bonner Irrevocable Trust and Roberta Smith Bonner Irrevocable Trust recorded in Volume 1323, Page 620 of the Official Records of Freestone County, from which a found 1/2-inch iron rod (with cap stamped "RPLS 5973") marking the most northerly corner of said 298.76 acre tract bears: North 58°58'07" East, 1998.85 feet;

THENCE South 32°03'47" East, along the common line of said 298.76 acre tract and said 654.76 acre tract, 5232.35 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter) being the POINT OF BEGINNING and the northwest corner of the herein described subject tract;

THENCE North 62°31'12" East, over and across said 298.76 acre tract, passing at 1334.78 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones|Carter), continuing in all a total distance of 1353.78 feet to a point-for-corner, marking the northeast corner of the herein described subject tract, being in an east line of said 298.76 acre tract and in a west line of a called 242.39 acre tract conveyed by Gift Deed to Barbara Morris recorded in Volume 416, Page 763 of the Deed Records of Freestone County, and in County Road 221;

THENCE along the common line of said 298.76 acre tract and said 242.39 acre tract, and within the right-of-way of County Road 221, the following eight (8) courses and distances:

1. South 09°39'47" West, 9.02 feet to a point-for-corner;
2. South 05°21'22" West, 64.01 feet to a point-for-corner;
3. South 00°14'55" West, 52.93 feet to a point-for-corner;
4. South 04°47'46" East, 50.54 feet to a point-for-corner;
5. South 09°31'15" East, 54.61 feet to a point-for-corner;
6. South 13°16'14" East, 61.36 feet to a point-for-corner;
7. South 15°13'52" East, 64.00 feet to a point-for-corner;
8. South 17°20'35" East, 18.60 feet to a point-for-corner, marking the southeast corner of the herein described subject tract;

THENCE South 62°31'12" West, over and across said 298.76 acre tract, passing at 18.00 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones|Carter), continuing in all a total distance of 1192.96 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter), marking the

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Tract 65
10.01 Acres

Micajah Bateman Survey
Abstract No. 83

southwest corner of the herein described subject tract, being in the west line of said 298.76 acre tract and the east line of aforementioned 654.76 acre tract;

THENCE North 32°03'47" West, along the common line of said 298.76 acre tract and said 654.76 acre tract, 347.85 feet to the POINT OF BEGINNING, CONTAINING 10.01 acres of land in Freestone County, Texas as shown on Dwg No. 16065 filed in the offices of Jones|Carter in College Station, Texas.

CE Curtis 3/19/21

