

\*VG-1443-2023-2300170\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2300170

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 17, 2023 10:30 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: 2300170  
Receipt Number: 20230117000017  
Recorded Date/Time: January 17, 2023 10:30 AM  
User: Dawn M  
Station: CCLERK02

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 12, 2023

### **DEED OF TRUST**

**Date:** August 15, 2022

**Grantor:** Brandon Jones  
Geraldine Jones  
PO Box 677  
Fairfield, TX 75840

**Beneficiary:** Colt Ranch and Land Partners II, 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 Document No. 2203922 of the Official Public Records of Freestone County, Texas.

**Property:** *Tract Fifty-Five (55) of Colt Ranch and Land Partners II, LP, an unrecorded subdivision in Freestone County Texas, being 19.53 acres of land in the JAMES T. CADDELL SURVEY, A-137, Freestone County, Texas, more fully described by metes and bounds in Exhibit "A" attached hereto.*

### **Note**

**Date:** August 15, 2022

**Amount:** \$154,240.00

**Debtor:** Brandon Jones and Geraldine Jones

**Holder:** Colt Ranch and Land Partners II, LP

**DATE OF SALE OF PROPERTY: February 7, 2023**

**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.

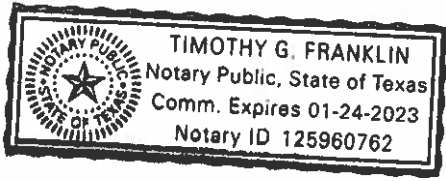
  
\_\_\_\_\_  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 12, 2023 by Deborah L. Lemons.



  
NOTARY PUBLIC, STATE OF TEXAS

Tract 55  
19.53 Acres

James T. Caddell Survey  
Abstract No. 137

STATE OF TEXAS                   §  
COUNTY OF FREESTONE         §

A METES & BOUNDS description of a certain 19.53 acre tract situated in the James T. Caddell Survey, Abstract No. 137 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 19.53 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, 1624.58 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 over and across said 298.76 acre tract, the following three (3) courses and distances:  
1. North 68°51'08" East, 910.61 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);  
2. South 24°03'20" East, 806.66 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter);  
3. North 62°32'05" East, passing at 1355.32 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones|Carter), continuing in all a total distance of 1368.32 feet to a point-for-corner, marking an easterly exterior 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 South 21°16'08" East, 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, 60.00 feet to a point-for-corner, marking the most easterly corner of the herein described subject tract;

THENCE South 62°31'12" West, over and across said 298.76 acre tract, passing at 13.00 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones|Carter), continuing in all a total distance of 2141.29 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter), marking the most southerly corner of the herein described subject tract, being in the west line of said 298.76 acre tract and in the east line of aforementioned 654.76 acre tract;

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EXHIBIT "A"

Tract 55  
19.53 Acres

James T. Caddell Survey  
Abstract No. 137

THENCE North 32°03'47" West, along the common line of said 298.76 acre tract and said 654.76 acre tract, 988.75 feet to the POINT OF BEGINNING, CONTAINING 19.53 acres of land in Freestone County, Texas as shown on Dwg No. 16065 filed in the offices of Jones|Carter in College Station, Texas.

*C. Curt* 9/24/21

