



VG-1443-2022-2205105

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2205105

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 07, 2022 11:27 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: 2205105
Receipt Number: 20221207000011
Recorded Date/Time: December 07, 2022 11:27 AM
User: Tammy R
Station: CCLERK02

Record and Return To:

REED & REED L.L.P



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 6, 2022

Deed of Trust

Date: December 6, 2021

Borrower: ROBERT EARL BOBO, JR. and ANGELA MARIE GREENE

Grantor's County: McLennan County, Texas

Beneficiary: JUVENTINO CHIRES and wife, BEATRIZ CHAIRES VIDAL

Trustee: JUSTIN REED

Recording Information: Instrument No. 2104735, Real Property Records of Freestone County, Texas

Property:

Being Lot Numbers One (1) and Two (2), Block Fifty-One (51), City of Teague, recorded in Cabinet A, Envelope 7A, Plat Records of Freestone County, Texas

Note

Date: December 6, 2021

Amount: FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$58,000.00)

Borrower: ROBERT EARL BOBO, JR and ANGELA MARIE GREENE

Lender: JUVENTINO CHAIRES and wife, BEATRIZ CHAIRES VIDAL

Date of Sale of Property: January 3, 2023

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

Place of Sale of Property: Front door of the front steps of the Freestone County Courthouse (South Entrance) located in 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 Front door of the front steps of the Freestone County Courthouse (South Entrance) located in Fairfield, Freestone County, Texas, 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 6th day of December 2022, by Justin Reed, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS