



\*VG-1443-2022-2200939\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2200939

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: March 14, 2022 04:10 PM

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: 2200939  
Receipt Number: 20220314000039  
Recorded Date/Time: March 14, 2022 04:10 PM  
User: Jamie M  
Station: Clerk Station

**Record and Return To:**

THE LAW OFFICE OF GEORGE M. ROBINSON  
129 S. MOUNT ST  
  
FAIRFIELD 75840



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 FORECLOSURE SALE**

March 14, 2022

**DEED OF TRUST ("Deed of Trust"):**

Dated: January 23, 2021

Grantor: **GEORGE HANLEY and ANNA HANLEY**

Trustee: **GEORGE M. ROBINSON**

Lender: **RICHARD KUJAWA and CHIN KUJAWA**

Recorded in: Instrument Number 2021-2100236 of the real property records of Freestone County, Texas

Legal Description: **All that certain lot, tract or parcel of land being 1.08 acres situated in the S. W. LAMAR SURVEY, A-396, Freestone County, Texas, being further described in Exhibit "A" attached hereto and made a part hereof for all purposes.**

Secures: Promissory Note ("Note") in the original principal amount of \$77,900.00, executed by **GEORGE HANLEY and ANNA HANLEY** ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Trustee: **GEORGE M. ROBINSON**

Trustee's Address: 129 South Mount, Fairfield, TX, 75840

**Foreclosure Sale:**

Date: Tuesday, April 5, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: South Entrance, Freestone County Courthouse  
118 East Commerce, Fairfield, Texas 75840

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that RICHARD KUJAWA and CHIN KUJAWA's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, RICHARD KUJAWA and CHIN KUJAWA, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of RICHARD KUJAWA and CHIN KUJAWA's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with RICHARD KUJAWA and CHIN KUJAWA's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

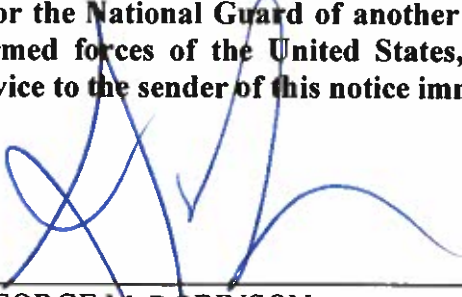
If RICHARD KUJAWA and CHIN KUJAWA passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by RICHARD KUJAWA and CHIN KUJAWA. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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 National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



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GEORGE M. ROBINSON  
129 South Mount  
Fairfield, TX 75840  
Telephone (903) 389-2203  
Telecopier (903) 389-4542

# EXHIBIT "A"

BIRDWELL TRACT  
1.08 ACRES

## FIELD NOTES

S. W. LAMAR SURVEY  
ABSTRACT 396

## FREESTONE COUNTY

All of that certain lot, tract, or parcel of land situated in the S.W. Lamar Survey, A-396, Freestone County, Texas, being part of the residue of a called 78.40 acre tract described by deed recorded in Volume 1473, Page 549 of the Freestone County Deed Records, and being more fully described by metes and bounds as follows.

BEGINNING at a found 1/2" iron rod for the southeast corner of this tract located in the north R.O.W. of Freestone County Road 930 and also being the southwest corner of a called 10.00 acre tract described by deed recorded in Volume 1429, Page 873;

THENCE N76°52'16"W 180.59 feet along said R.O.W. to a set 1/2" iron rod for the southwest corner of this tract and being S76°52'16"E 231.45 feet from a found 1/2" iron rod;

THENCE N12°19'47"E 312.15 feet generally along a fence to a set 1/2" iron rod at an 8" cedar post fence corner for the northwest corner of this tract;

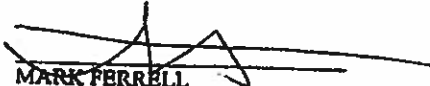
THENCE S81°56'23"E 114.09 feet generally along a fence to a set 1/2" iron rod at an 8" cedar post fence corner for the northeast corner of this tract and being S00°39'07"W 687.28 feet from a found fence corner for the northwest corner of the above mentioned 10.00 acre tract;

THENCE S00°39'07"W 330.00 feet generally along a fence to the place of beginning and containing 1.08 acres of land.

## SURVEYOR'S CERTIFICATE

I, MARK FERRELL, REGISTERED PROFESSIONAL LAND SURVEYOR 4373, DO HEREBY CERTIFY THAT I DIRECTED AN ON THE GROUND SURVEY OF THE PROPERTY DESCRIBED ABOVE AND PREPARED THE ABOVE FIELD NOTES DESCRIBING THE BOUNDARIES OF SAME JUST AS THEY WERE FOUND AND SURVEYED UPON THE GROUND.

WITNESS MY HAND AND SEAL, THIS THE 17th DAY OF June, 2020.

  
MARK FERRELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 4373  
FIRM NO. 10019900

