



VG-1443-2022-2201285

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2201285

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 07, 2022 11:01 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: 2201285
Receipt Number: 20220407000016
Recorded Date/Time: April 07, 2022 11:01 AM
User: Melissa S
Station: Clerk Station

Record and Return To:

REED & REED LLP

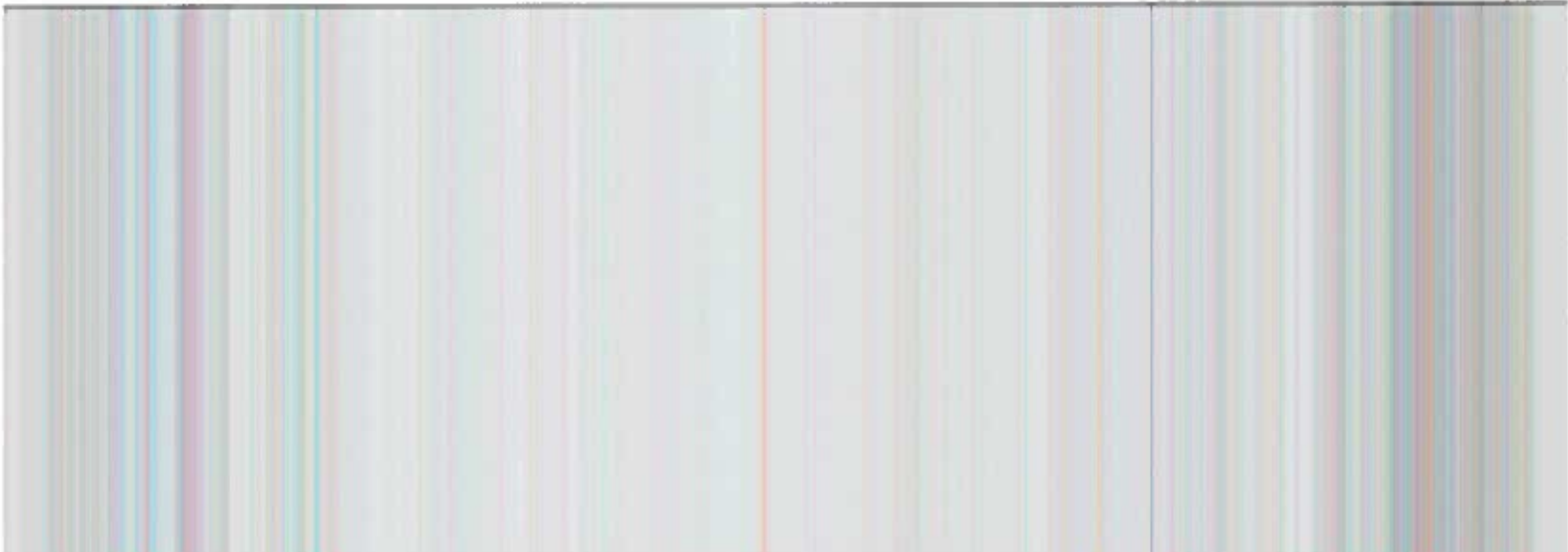


STATE OF TEXAS
COUNTY OF FREESTONE

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: April 7, 2022

Deed of Trust

Date: September 30, 2020 with an effective date of September 5, 2020

Grantor: VIRGIL BEACHUM and wife, CYNTHIA BEACHUM

Grantor's County: Freestone County, Texas

Beneficiary: RONNIE D. CHASTEEN, a/k/a RONNIE DWAYNE CHASTEEN

Trustee: JUSTIN REED

Recording Information: Instrument Number 2003452 Official Records of Freestone County, Texas

Property:

BEING a 2.00 acre tract of land, situated in the R. B. Longbotham Survey, A-16, Freestone County, Texas, and being all of that called 2.000 acre tract described in the deed dated November 4, 1992 from Lavada Wilson Brown et al to Raymond Franklin Wilson recorded in Vol. 893, Page 785, Deed Records of Freestone County, Texas, (F.C.D.R.), said 2.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a utility pole in the West right of way line of State Highway 14 for the Northeast corner of this tract, same being the most Easterly Southeast corner of the Lavada Wilson Brown et al called 7 acres FIRST TRACT of record in Vol. 557, Pg. 657, F.C.D.R., from which corner a found 3/8" iron rod for reference bears S. 73° 33' 21" W. 2.09 ft.;

THENCE S. 14° 02' 54" W. (centerline of State Highway 14, basis of bearing) 177.00 ft. with the West line of State Highway 14 and the East line of said 2.000 acres tract to a 10" utility pole fence corner post for the Southeast corner of this tract, same being the Northeast corner of the Mrs. Vada Wilson called 27.2 acres tract of record in Vol. 457, Pg. 13, F.C.D.R., from which corner a found 3/8" iron rod for reference bears N. 89° 44' 33" E. 0.34 ft.;

THENCE N. 90° 00' 00" W. 418.34 ft. along a fence and the South line of said 2.00 acres tract, same being the North line of said Wilson 27.2 acres tract, to set 1/2" iron rod for Southwest corner of this tract, same being the most Southerly Southeast corner of said FIRST TRACT;

THENCE N. 15° 54' 05" E. 258.27 ft. with the West line of said 2.00 acres tract and the Easterly line of said Brown FIRST TRACT to a set 1/2" iron rod for the Northwest corner of this tract, same being an inside ell corner of said FIRST TRACT;

THENCE S. 78° 53' 29" E. 398.00 ft. with the North line of said 2.00 acres tract and the South line of the residue of said FIRST TRACT to the point of BEGINNING, containing **2.00 acres**.

Note

Date: September 30, 2020 with an effective date of September 5, 2020

Amount: ONE HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$188,500.00)

Borrower: VIRGIL BEACHUM and wife, CYNTHIA BEACHUM

Lender: RONNIE D. CHASTEEN, a/d/a RONNIE DWAYNE CHASTEEN

Date of Sale of Property: May 3, 2022

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.

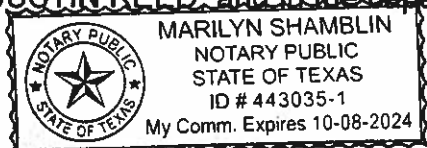
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED 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 Place of Sale, 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 7 day of April 2022, by JUSTIN REED, and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS