



VG-1443-2022-2201297

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2201297

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 07, 2022 02:31 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: 2201297
Receipt Number: 20220407000028
Recorded Date/Time: April 07, 2022 02:31 PM
User: Melissa S
Station: Clerk Station

Record and Return To:
GEORGE M. ROBINSON



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

NOTICE OF FORECLOSURE SALE

April 7, 2022

DEED OF TRUST ("Deed of Trust"):

Dated: August 12, 2019

Grantor: **JUSTIN JONES**

Trustee: **CHAD MORGAN**

Lender: **JESSIE J. COUNTRYMAN**

Recorded in: Clerk's instrument Number 2019-1902648 of the real property records of Freestone County, Texas

Legal Description: **All that certain lot, tract or parcel of land being 11.440 acres, more or less, lying and being situated in the J. Y. AGUILERA SURVEY, A-2, Freestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes**

Secures: Promissory Note ("Note") in the original principal amount of \$46,525.00, executed by JUSTIN JONES ("Borrower") and payable to the order of Lender

Substitute Trustee: **GEORGE M. ROBINSON**

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

Foreclosure Sale:

Date: Tuesday, May 3, 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 **JESSIE J. COUNTRYMAN'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, **JESSIE J. COUNTRYMAN**, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **JESSIE J. COUNTRYMAN's** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **JESSIE J. COUNTRYMAN'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If **JESSIE J. COUNTRYMAN** 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 **JESSIE J. COUNTRYMAN**. 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, Substitute 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 Substitute 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



GEORGE M. ROBINSON
Attorney for Mortgagee

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

Field notes to 11.440 acres of land, more or less.

All that certain lot, tract or parcel of land being 11.440 acres, more or less, situated on the J. Y. AGUILERA GRANT, Abstract No. 2, Freestone County, Texas, and being Lot 1 of a subdivision of a tract of land described in deed from Roy W. Hill, et al, to C. E. Neal Jr., dated February 28, 1973, and of record in Volume 423, Page 688, of the Deed Records of Freestone County, Texas, and latter said tract being a part of a tract of land called 501.226 acres in deed from William H. Bonner to Bobby Fred Hill, et al, dated November 5, 1970, and of record in Vol. 401, Page 383, of the Deed Records of Freestone County, Texas, and said Lot 1 being more particularly described by metes and bounds as follows:

BEGINNING at a Western interior corner of the said 501.226 acre tract, the same being the Southernmost Northeast corner of a 32 acre Wallace Alford tract described in instrument of record in Vol. 97, Page 395 of the Deed Records of Freestone County, Texas, a T-Bar (6 ft. metal fence post, 2 ft. (w) found for corner from whence found marked X the following witness trees:

A 12 inch Post Oak bears North 80 deg. 20' West 23.7 ft.;
A 7 inch Post Oak bears South 42 deg. 13' East 19.0 ft.;

THENCE North 89 deg. 53' 00" West 196.17 ft. with a North line of the said 32 acre tract to a point in the East line of the 40 ft. wide Oakwood to Evan's Lake Road from whence a 3/4 inch galvanized pipe is said road for an all corner of the said 32 acre tract bears North 89 deg. 53' 00" West 30.00 ft.;

THENCE with the East line of said Oakwood to Evan's Lake Road and the West line of said Lot 1 as follows:

North 02 deg. 43' 15" West 959.04 ft. to a 3/8 inch steel rod found for a bend in line.

North 26 deg. 39' 13" East 40.66 ft. to the Northwest corner of the said Lot 1, the same being in the Southeast line of another 40 ft. wide public road, a 3/8 inch steel rod found for corner from whence a 3/4 inch galvanized pipe for the Northwest corner of the said 501.226 acre tract bears South 64 deg. 27' 00" West 43.40 ft.;

THENCE with the Southeast line of the latter said 40 ft. wide public road and the Northwest line of the said Lot 1 as follows:

North 56 deg. 39' 15" East 242.10 ft. to a 3/8 inch steel rod found for a bend in line.

North 34 deg. 20' 30" East 134.18 ft. to the Northeast corner of the said Lot 1, the same being the Northwest corner of Lot 2 (16,426 acres) of the said subdivision, a T-Bar found for corner;

THENCE with the East line of the said Lot 1 and the West line of the said Lot 2 as follows:

South 15 deg. 20' 00" East 300.14 ft. to a T-Bar found for a bend in line,
South 16 deg. 06' 00" East 734.02 ft. to the Southeast corner of the said

Lot 1, the same being the Southwest corner of Lot 2, a T-Bar found for corner;
THENCE with the Southeast line of the said Lot 1 as follows:

South 39 deg. 28' 30" West 188.36 ft. to a T-Bar found for a bend in line,
South 60 deg. 44' 45" West 236.64 ft. to the place of beginning and containing

11.440 acres of land, more or less.

EXHIBIT "A"