

**FILED**

MAR - 7 2025 12:35pm

**NOTICE OF FORECLOSURE SALE**

**DEED OF TRUST ("DEED OF TRUST"):**

BY   
AMY KAISER  
CLERK COUNTY COURT  
LEON COUNTY TEXAS

Dated: May 24, 2024  
Grantors: Clayton Allen Fleenor and spouse, Elizabeth Ann Fleenor  
Trustee: Jeffrey Burns  
Lender: MB&I Investments, LLC, a Texas limited liability company  
Recorded in: Instrument No. 2024-00469625, Official Records of Leon County, Texas.  
Legal Description: Lots One (1), Two (2) and Three (3), Block Four (4) of Hilltop Lakes, Section Sixty (60), a subdivision in Leon County, Texas, according to the map or plat of record in Volume 4, Page 1, Envelope No. 98 A&B of the Map/Plat Records, Leon County, Texas.

And being the same property described in Deed without Warranty from Freedom Mortgage Corporation, a New Jersey corporation to MB&I Investments, LLC dated March 13, 2024, and recorded under Instrument Number 2024-467171 of the Official Records of Leon County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$335,000.00, executed by Clayton Allen Fleenor and spouse, Elizabeth Ann Fleenor ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

**FORECLOSURE SALE:**

Date: Tuesday, April 1, 2025  
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 10:00 a.m.  
Place: Leon County Courthouse in Centerville, Texas, at the following location: **At the south door Of the Leon County District Court Building located at 139 E. Main St., Centerville, Texas 75833**, unless the location of the sale has been otherwise designated to another specific location by the Commissioner's Court of Leon County, Texas. If such a designation by the Commissioner's Court has been made and recorded aner the date hereof and prior to the time of the sale, then the Trustee will sell the Premises at the area designated by the Commissioner's Court of Leon County, Texas.  
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 MB&I Investments, LLC, a Texas limited liability company 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, MB&I Investments, LLC, 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 MB&I Investments, LLC, election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with MB&I Investments, LLC, 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.

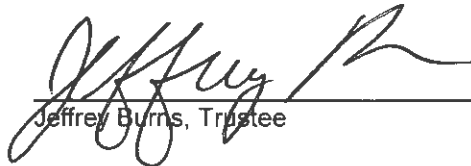
If MB&I Investments, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 MB&I Investments, LLC. 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.

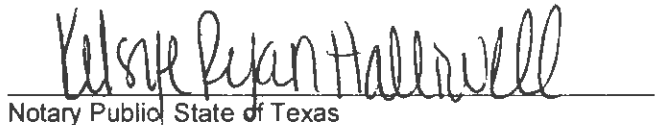
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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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Jeffrey Burns, Trustee

STATE OF TEXAS            )  
COUNTY OF BURLESON    )

This instrument was acknowledged before me on March   7  , 2025, by Jeffrey Burns, Trustee.

  
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Notary Public, State of Texas

