



\*VG-1443-2023-2300494\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2300494**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: February 09, 2023 03:42 PM

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: 2300494  
Receipt Number: 20230209000045  
Recorded Date/Time: February 09, 2023 03:42 PM  
User: Dawn M  
Station: CCLERK02

**Record and Return To:**

DENYSE CREWS



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

**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.**

1. *Property to Be Sold.* The property to be sold is described as follows:

BEING that certain real property located in Freestone County, Texas, which is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference for all purposes.

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated May 27, 2022, and recorded in Document 20220602000019 in Freestone County.

3. *Date, Time, and Place of Sale.*

Date: 03/07/2023

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: The front steps at the South entrance of Freestone County Courthouse or if the proceeding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, 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.

Prospective bidders are reminded that by law the 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Jose Raul Aleman De La Garza and Erica Judith Guerra Valdez as Grantors and Neighborhood Partner, Inc. as Grantee, which provides that it secures the payment of the indebtedness in the original principal amount of \$119,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Neighborhood Partner, Inc. is the current mortgagee of the note and deed of trust.

*Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 9th day of February, 2023



Denyse Crews  
Substitute Trustee

c/o Neighborhood Partner, Inc. 9129 Belshire Dr #100  
North Richland Hills, TX 76182

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being 0.345 of an acre of land situated in the I.H. Reed Survey, Abstract No. 23, Freestone County, Texas, being all of that certain lot, tract, or parcel of land described in a deed from T.S. Watson, Jr., et ux, to Connie Ruth Watson, dated August 3, 1995, and recorded in Volume 964, Page 713, of the Deed Records of Freestone County, Texas, said 0.345 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (set with cap marked "STANGER") for the southwest corner of the above mentioned Watson tract, being at the southeast corner of that certain Reed Rental tract of land (record information not found) and being in the north right-of-way line of McDonald Street;

THENCE North 00° 12' 23" West, for a distance of 155.56 feet, and along or near a fence, to a 2-1/2" steel fence corner post (found) at the the occupied Northwest corner of said Watson tract, being at the occupied northeast corner of the above mentioned Reed Rental tract, being at the occupied southeast corner of that certain called 73 x 199 foot tract of land described in a deed to Ambrosio Rodriquez, and recorded in Volume 1168, Page 159, and being at the occupied most westerly southwest corner of that certain called 1.67 acre tract of land described in a deed to Ronald W. Corley et ux, and recorded in Volume 1280, Page 43;

THENCE South 89° 29' 36" East, for a distance of 77.10 feet, and along or near a fence, to a 1/2" iron rod (set with cap marked "STANGER") for the most northerly northeast corner of said Watson tract, and being a corner of the above mentioned 1.67 acre tract;

THENCE South 55° 26' 25" East, for a distance of 24.10 feet, to a old Bois D'Arc fence post (found) at the most easterly northeast corner of said Watson tract, being at a corner of said 1.67 tract;

THENCE South 00° 51' 35" East, for a distance of 141.22 feet, to a 1/2" iron rod (set with cap marked "ST ANGER") for the southeast corner of said Watson tract, being at the most southerly southwest corner of said 1.67 acre tract, and being in the north right-of-way line of the above mentioned McDonald Street;

THENCE West, for a distance of 98.5 feet, back to the place of beginning, and containing 0.345 of an acre of land.

Bearings are based on a bearing of "East" along the north right-of-way line of McDonald Street.