

VG-1443-2023-2300525

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2300525

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: February 13, 2023 09:51 AM

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: 2300525
Receipt Number: 20230213000012
Recorded Date/Time: February 13, 2023 09:51 AM
User: Jamie M
Station: CCLERK01

Record and Return To:

R. SCOTT WILSON
120 S ELLIS ST
GROESBECK TX 76642



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

April 4, 2023

Deed of Trust ("Deed of Trust"):

Dated: January 26, 2006

Grantor: Gayla J. Long and Leslie L. Long

Trustee: R. Scott Wilson

Lender: Farmers State Bank, Groesbeck, Texas

Recorded in: Volume 1349, Page 377 of the Official Records of Freestone County, Texas,

Legal Description: Being 4.936 acres of land, more or less, in the Durham Avant League, A-3, Freestone County, Texas and being more particularly described in Exhibit "A" attached hereto and made apart hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$48,000.00, executed by Gayla J. Long and Leslie L. Long ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender as modified and extended.

Foreclosure Sale:

Date: Tuesday, April 4, 2023

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. and not later than three hours thereafter.

Place: The front steps on the south side of the Freestone County Courthouse, Fairfield, 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 Farmers State Bank, Groesbeck, Texas'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, Farmers State Bank, Groesbeck, Texas, the owner and holder of the Note, has requested Trustee to sell the Property.

The Lender was granted an Application for Expedited Order under Rule 736 on Home Equity Mortgage by Order executed on January 25, 2023 in the 77th Judicial District of Freestone County, Texas and may proceed with this Foreclosure Sale.

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.

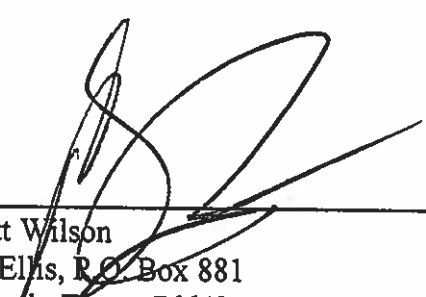
If Farmers State Bank, Groesbeck, Texas passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Farmers State Bank, Groesbeck, Texas. 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.



R. Scott Wilson
120 S. Ellis, R.O. Box 881
Groesbeck, Texas 76642
Telephone (254) 729-3221
Telecopier (254) 729-0211

EXHIBIT A

All that certain tract, lot or parcel of land, being a part of the Durham Avant League, A-3, Freestone County, Texas, and also being a part of that certain called 82.401 acre tract of land that is described in a Deed from Bailey-Carr Rentals to Jeff Austin, Jr., that is recorded in Volume 87, Page 524 of the Deed of Trust Records of Freestone County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2 inch iron rod set for corner in the EBL of said 82.401 acres where said EBL intersects the West R.O.W. of FM. 489;
THENCE South 25 degrees 26 minutes 30 seconds West along said EBL and West R.O.W. at 127.01 feet pass a 1/2 inch iron rod set on line and continue for a total distance of 147.33 feet to a point for corner in the centerline of a road;
THENCE along said centerline North 56 degrees 37 minutes 47 seconds West for a distance of 82.12 feet to a point for corner;
THENCE continuing along said centerline and a curve to the left which has a central angle of 12 degrees 48 minutes 30 seconds, a radius of 490.01, a length of 109.35 and a chord of North 63 degrees 02 minutes 02 seconds West - 109.31 feet to a point for corner;
THENCE North 69 degrees 26 minutes 17 seconds West continuing along said centerline for a distance of 53.59 feet to a point for corner;
THENCE continuing along centerline and a curve to the left which has a central angle of 23 degrees 57 minutes 39 seconds, a radius of 259.18, a length of 107.71 and a chord of North 61 degrees 25 minutes 07 seconds West - 107.60 feet to a point for corner;
THENCE South 86 degrees 36 minutes 06 seconds West along said centerline for a distance of 57.34 feet to a point for corner;
THENCE continuing along said centerline and a curve to the right which has a central angle of 51 degrees 08 minutes 53 seconds, a radius of 250.75, a length of 224.34 and a chord of North 67 degrees 49 minutes 30 seconds West - 216.48 feet to a point for corner;
THENCE North 42 degrees 15 minutes 03 seconds West continuing along said centerline for a distance of 132.84 feet to a point for corner;
THENCE North 52 degrees 39 minutes 04 seconds East at 20.00 feet pass a 1/2 inch iron rod set on line and continue for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner at an ell corner of said 82.401 acres;
THENCE South 35 degrees 08 minutes 29 seconds East along the Southerly EBL of said called 82.401 acres for a distance of 582.77 feet to the PLACE OF BEGINNING and containing 4.936 acres of land.