



\*VG-1443-2023-2302901\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2302901**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: July 17, 2023 10:15 AM

Number of Pages: 9

**" 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: 2302901  
Receipt Number: 20230717000012  
Recorded Date/Time: July 17, 2023 10:15 AM  
User: Jamie M  
Station: CCLERK02

**Record and Return To:**

R SCOTT WILSON



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**

September 5, 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, September 5, 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 77<sup>th</sup> 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.

In addition, Borrowers also have liens against the property held by the Internal Revenue Service that may subject those purchasing this property to be subject to the right of redemption held by the IRS.

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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