



\*VG-1443-2023-2300529\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2300529**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: February 13, 2023 12:11 PM

Number of Pages: 4

**" 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: 2300529  
Receipt Number: 20230213000039  
Recorded Date/Time: February 13, 2023 12:11 PM  
User: Tammy R  
Station: CCLERK02

**Record and Return To:**

BARBARA MOE



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

**Date:** February 13, 2023

### **Deed of Trust ("Deed of Trust"):**

**Dated:** September 1, 2012  
**Grantor:** Aaron Brian Staton and Rebecca C. Staton  
**Trustee:** Barbara S. Moe  
**Lender:** Rex D. and Marian E. Campbell Revocable Living Trust U/A dated 02/11/1993  
**Recorded in:** Instrument Number 01205125 of the real property records of Freestone County, Texas.

### **Legal Description:**

All those certain lots, tracts or parcels of land being Lots Number One (1), Two (2), and Three (3) and the south 75 feet of Lots Number Fourteen (14), Fifteen (15), and Sixteen (16), all in Block Number Seven (7) in the Town of Wortham, Freestone County, Texas, according to the Official Map of said Town as Drawn by Theo Kosse, Recorded in the Deed Records of Freestone County, Texas.

**Secures:** Note ("Note") in the original principal amount of \$69,000.00, executed by Aaron Brian Staton and Rebecca C. Staton ("Borrower") and payable to the order of Lender

### **Foreclosure Sale:**

**Date:** Tuesday, March 7, 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 at the south entrance of the Freestone County, Courthouse, or if the preceding are is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**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 Rex D. and Marian E. Campbell Revocable Living Trust U/A dated 02/11/1993'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, Rex D. and Marian E. Campbell Revocable Living Trust U/A dated 02/11/1993, 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 Rex D. and Marian E. Campbell Revocable Living Trust U/A dated 02/11/1993's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Rex D. and Marian E. Campbell Revocable Living Trust U/A dated 02/11/1993'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Rex D. and Marian E. Campbell Revocable Living Trust U/A dated 02/11/1993 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 Rex D. and Marian E. Campbell Revocable Living Trust U/A dated 02/11/1993. 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.**

*Barbara S. Moe*

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Barbara S. Moe, Trustee  
1200 West 2nd Avenue  
Corsicana, Texas 75110  
Telephone (903) 874-1199  
Telecopier (903) 875-0681