

\*VG-1443-2023-2300058\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2300058

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 06, 2023 01:29 PM

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: 2300058  
Receipt Number: 20230106000050  
Recorded Date/Time: January 06, 2023 01:29 PM  
User: Alicia D  
Station: CCLERK02

Record and Return To:

THE LAW OFFICE OF GEORGE M. ROBINSON  
129 S. MOUNT ST  
FAIRFIELD 75840



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**

January 6, 2023

**DEED OF TRUST ("Deed of Trust"):**

Dated: February 10, 2011

Grantor: **RAUL DAVILA PEREZ and KASONDRA RENEE HERNANDEZ**

Trustee: **GEORGE M. ROBINSON**

Lender: **JAMES M. BROOKE and ANNETTE M. BROOKE**

Recorded in: Vol. 1540, Page 677 of the real property records of Freestone County, Texas

Legal Description: **All that certain lot, tract or parcel of land being the East half of the NW 1/4 of Block No. 6 of the CHUMNEY ADDITION to the City of Teague, Freestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes**

Secures: **Promissory Note ("Note") in the original principal amount of \$45,000.00, executed by RAUL DAVILA PEREZ and KASONDRA RENEE HERNANDEZ ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender**

**Foreclosure Sale:**

Date: **Tuesday, February 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 **11:00 a.m.** and not later than three hours thereafter.

Place: South Entrance, Freestone County Courthouse  
118 East Commerce  
Fairfield, Texas 75840

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 **JAMES M. BROOKE** and **ANNETTE M. BROOKE**'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, **JAMES M. BROOKE** and **ANNETTE M. BROOKE**, the owner and holder of the Note, has requested Trustee to sell the Property.

1. The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **JAMES M. BROOKE** and **ANNETTE M. BROOKE**'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **JAMES M. BROOKE** and **ANNETTE M. BROOKE**'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.

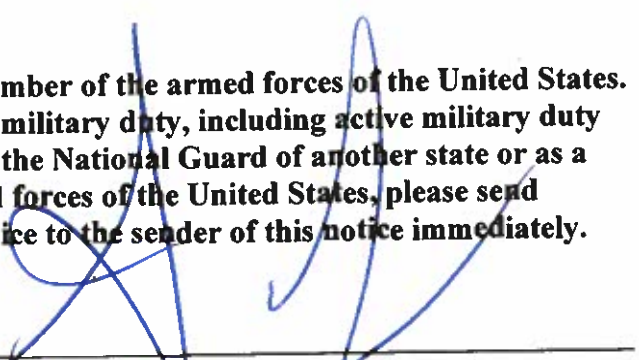
If **JAMES M. BROOKE** and **ANNETTE M. BROOKE** pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 **JAMES M. BROOKE** and **ANNETTE M. BROOKE**. 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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GEORGE M. ROBINSON  
129 South Mount  
Fairfield, TX 75840  
Telephone (903) 389-2203  
Telecopier (903) 389-4542

EXHIBIT A

All that certain lot, tract or parcel of land being the East half of the NW 1/4 of Block No. 6 of the CHUMNEY ADDITION to the City of Teague as per Plat of record in Vol. 1, page 7, Map Records of Freestone County, Texas and being more particularly described by metes and bounds as follows, towit:

BEGINNING at an iron stake in the N line of Block No. 6 which lies S 84 deg 30" E 75 ft from the NW corner of said Block No. 6 S 84 deg 30' E 75 ft to an iron stake for the NE corner of this;

THENCE S 05 deg 30' W 156 ft to an iron stake for the SE corner of this;

THENCE N 84 deg 30' W 75 ft to an iron stake for the SW corner of this;

THENCE N 05 deg 30' E 156 ft to the Place of beginning, as surveyed by Ernest Fletes, Registered Public Surveyor No. 403 on September 26, 1968.

And being the same land described in Deed dated 9/28/1976 from Billy O. Bilderback to Velva Jo Magness, recorded in Vol. 475, pg. 267, Deed Records of Freestone County, Texas.

*V. J. M.*

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Feb 11, 2011 AT 10:17A  
as Recordings  
Document Number: 01100660  
Total Fees : 44.00  
Receipt Number - 105132  
By: Levi Whiteside, Deputy

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