



VG-1443-2024-2402042

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2402042

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 15, 2024 02:24 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: 2402042
Receipt Number: 20240415000023
Recorded Date/Time: April 15, 2024 02:24 PM
User: Alicia D
Station: CCLERK01

Record and Return To:

EMILY MORTON



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 & Appointment of Substitute Trustee

Date: April 9, 2024

Type of Security

Instrument: Deed of Trust

Date of Instrument: June 30, 2023

Debtor: Oakwood Legacy Holdings, LLC
Scottie Smith

Original Trustee: James N. Richards

Substitute Trustee: James N. Richards or Clayton Gaddis

Current Beneficiary: C3 Construction & Excavation, LLC

County of Property: Freestone County, Texas

Recording Information: Freestone County Real Property Records Document Number 2023-2302902

Property Description: A FIELD NOTES DESCRIPTION OF 13.88 ACRES IN THE SIMON SANCHEZ LEAGUE SURVEY, ABSTRACT 29, AND THE SIMON SANCHEZ LEAGUE SURVEY, ABSTRACT 30, IN FREESTONE COUNTY, TEXAS BEING ALL OF LOTS 4, 5 AND 6 OF THE R.H. KILLOUGH ESTATE RECORDED IN PLAT CABINET B, ENVELOPE 107, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE SOUTH LINE OF U.S. HIGHWAY 84 (VARIABLE WIDTH RIGHT-OF-WAY) AND FURTHER BEING THE NORTHEAST CORNER OF CALLED 4.532 ACRE TRACT CONVEYED TO JAMES W. KILLOUGH AND VANESSA KILLOUGH IN VOLUME 1493, PAGE 616, OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS (ORFCT), AND ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF U.S. HIGHWAY 84, S 77° 44' 17" E, FOR DISTANCE OF 550.73 FEET TO A 1 ½ INCH IRON ROD WITH A SQUARE TOP FOUND FOR THE NORTHWEST CORNER OF A CALLED 4.54 ACRE TRACT CONVEYED TO MELODY TRUE IN DOCUMENT NO. 2020-2002360, AND FURTHER BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 4.54 ACRE TRACT, S 01° 17' 41" E, FOR DISTANCE OF 1,009.79 FEET TO A ¼ INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED 50 ACRE TRACT CONVEYED TO MELODY EDWARDS TRUE IN VOLUME 1297, PAGE 797, ORFCT, AND ALSO BEING THE SOUTHWEST CORNER OF SAID 4.54 ACRE TRACT;

THENCE, WITH THE NORTH LINE OF SAID 50 ACRE TRACT, S 77° 01' 27" W, FOR A DISTANCE OF 546.7 FEET TO A ½ INCH IRON PIPE FOUND ON THE NORTH LINE OF A CALLED 51.055 ACRE TRACT CONVEYED TO MATTHEW KOZAK AND ADRIANA MARISOL KOZAK IN DOCUMENT NO. 2020-2002074, AND FURTHER BEING THE SOUTHEAST CORNER OF SAID 4.532 ACRE TRACT;

THENCE, WITH THE EAST LINE OF SAID 4.532 ACRE TRACT, N 01° 17' 41" W, FOR A DISTANCE OF 1,249.57 FEET TO THE POINT OF BEGINNING HEREOF CONTAINING 13.88 ACRES, MORE OR LESS.

Date of Sale of Property: 5/7/2024

Earliest Time of Sale of Property:

The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.