



\*VG-1443-2024-2400019\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2400019**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: January 03, 2024 01:15 PM

Number of Pages: 6

**" Examined and Charged as Follows: "**

Total Recording: \$0.00

**\*\*\*\*\* 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: 2400019  
Receipt Number: 20240103000017  
Recorded Date/Time: January 03, 2024 01:15 PM  
User: Glena W  
Station: CCLERK02

**Record and Return To:**

DAVID J NOWELL



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 SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 10th day of January, 2019, R&R Bailey Properties, LLC executed a Deed of Trust conveying to Jess Laird, Trustee, the Real Estate hereinafter described to secure FIRST STATE BANK, ATHENS, TEXAS in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 1900232, Official Records of Freestone County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and FIRST STATE BANK, ATHENS, TEXAS, the present owner and holder of said debt has requested the undersigned as Substitute Trustee, to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of February, 2024, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate at the front Courthouse steps of the County Courthouse in Freestone County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

Said Real Estate is described as follows, in the County of Freestone, State of Texas:

FIRST TRACT:

All that certain lot, tract or parcel of land, part of the Maria De Cantona Survey, Abstract No. 7, Freestone County, Texas, being all of that certain called 9.912 acre Tract Two described in a deed to Lide Industries, LLC, from Lide Group, LLC, on July 1, 2008 in Volume 1454, Page 13, all of that certain called 8.339 acre First Tract, 10.00 acre Second Tract, 10.00 acre Third Tract, 10.00 acre Fifth Tract and part of that certain called 10.00 acre Fourth Tract described in a deed to Lide Industries, LLC from Bobby & Billy Lide, Inc. on July 1, 2008 in Volume 1453, Page 821 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a pipe (found) for the Northeast corner of the above mentioned 10.00 acre Second Tract, the Northwest corner of a called 38.603 acre tract conveyed to Joseph David Gregory in Volume 1248, Page 608 and being in the center of Freestone County Road No. 925;

THENCE in a southeasterly direction with the East line of the 10.00 acre Second Tract and the West lines of the 38.603 acre Gregory tract as follows:

South 04 deg. 07 min. 04 sec. East a distance of 20.68 ft. to a t-bar (found) at a fence corner and

South 00 deg. 32 min. 21 sec. East a distance of 1,160.52 ft. to a t-bar (found) at a fence corner for the Southwest corner of same and being the Northwest corner of the above mentioned 8.339 acre First Tract;

THENCE North 88 deg. 30 min. 39 sec. East with the North line of the 8.339 acre First Tract and the South line of the 38.603 acre Gregory tract, a distance of 299.55 ft. to a 1/2" iron rod (set) for the Northeast corner of the 8.339 acre tract and being the Northwest corner of a called 29.34 acre tract conveyed to Devault in Volume 1208, Page 884;

**FILED FOR RECORD**  
At 2:45 o'clock P M

DEC 28 2023

RENEE REYNOLDS  
Clerk County Court, Freestone County, Texas  
By: *Renee Reynolds*

THENCE South 03 deg. 45 min. 25 sec. West with the East line of the 8.339 acre tract, the West line of the 29.34 acre Devault tract, the West line of a called 9.97 acre tract conveyed to Brian Keith Devault in Volume 734, Page 895 and the West line of a called 4.399 acre tract conveyed to Brian Keith Devault in Volume 894, Page 362, a distance of 1,507.14 ft. to a concrete right-of-way monument (found) for the Southeast corner of the 8.339 acre tract and being an angle corner of U.S. Highway No. 84;

THENCE North 70 deg. 07 min. 48 sec. West with the South line of the 8.339 acre tract, the South line of the residue of the above mentioned 10.00 acre Fourth Tract and the North line of U.S. Highway No. 84, a distance of 283.01 ft. to a 1/2" iron rod (found) capped "RPLS 4957" for a Southwest corner of the residue of the 10.00 acre Fourth tract and being the Southeast corner of a called 0.448 acre tract conveyed to Patricia Haskey in Volume 1376, Page 78;

THENCE North 00 deg. 33 min. 44 sec. West with a West line of the residue of the 10.00 acre Fourth Tract, the East line of the 0.448 acre Haskey tract and the East line of the residue of a called 1.00 acre tract described in a Mechanic's Lien in Volume 1212, Page 157, a distance of 247.03 ft. to a 1/2" iron rod (found) for the Northeast corner of same and being an ell corner of the residue of the 10.00 acre Fourth Tract;

THENCE South 89 deg. 26 min. 16 sec. West with the a South line of the residue of the 10.00 acre Fourth Tract and the North line of the residue of the 1.00 acre tract, a distance of 208.75 ft. to a 1/2" iron rod (set) for the Northwest corner of same and being an ell corner of the residue of the 10.00 acre Fourth Tract;

THENCE South 00 deg. 37 min. 56 sec. East with an East line of the residue of the 10.00 acre Fourth Tract and the West line of the residue of the 1.00, a distance of 169.62 ft. to a 1/2" iron rod (set) for a Southwest corner of same, a Southeast corner of the residue of the 10.00 acre Fourth Tract and being in the North line of said U.S. Highway No. 84;

THENCE in a northwesterly direction with the South line of the residue of the 10.00 acre Fourth Tract, the South line of the above mentioned 10.00 acre Fifth Tract, the South line of the above mentioned 9.912 acre Tract Two and the North line of U.S. Highway No. 84 as follows:

North 70 deg. 11 min. 48 sec. West a distance of 897.55 ft. to a concrete right-of-way monument (found),

North 61 deg. 39 min. 10 sec. West a distance of 101.12 ft. to a 1/2" iron rod (set),

North 70 deg. 11 min. 01 sec. West a distance of 100.00 ft. to a 1/2" iron rod (set),

North 78 deg. 04 min. 30 sec. West a distance of 98.34 ft. to a concrete right-of-way monument (found) and

North 70 deg. 16 min. 47 sec. West a distance of 141.99 ft. to the Southwest corner of the 9.912 acre tract and being in the center of said Freestone County Road No. 925;

THENCE North 19 deg. 27 min. 18 sec. West with the West line of the 9.912 acre tract and the center of Freestone County Road No. 925, a distance of 398.11 ft. to the Northwest corner of the 9.912 acre tract and being the Southwest corner of a called 9.86 acre tract

conveyed to Christopher C. Lane and Steffanie K. Lane in Volume 1491, Page 283;

THENCE South 88 deg. 57 min. 18 sec. East with the North line of the 9.912 acre tract and the South line of the 9.86 acre Lane tract, at 21.70 ft. pass a t-bar (found) and continue a total distance of 927.06 ft. to a 1/2" iron rod (set) for the Southeast corner of same, the Northeast corner of the 9.912 acre tract and being in the West line of said 10.00 acre Fifth Tract;

THENCE in a northwesterly direction with the West line of the 10.00 acre Fifth Tract, the West line of the above mentioned 10.00 acre Third Tract, the East line of the 9.86 acre Lane tract and the most easterly line of a called 14.78 acre tract conveyed to Mitzie Lou Matchett in Volume 1313, Page 380 as follows:

North 00 deg. 22 min. 28 sec. West a distance of 431.29 ft. to a t-bar (found) at a fence corner and

North 00 deg. 21 min. 38 sec. West a distance of 1067.76 ft. to the most northeasterly corner of same, the Northwest corner of the 10.00 acre Third Tract and being in the center of said Freestone County Road No. 925, from which a 1/2" iron rod (set) bears South 00 deg. 21 min. 38 sec. East - 18.55 ft. and a 5/8" iron rod (found) capped bears South 10 deg. 49 min. 30 sec. East - 17.85 ft.;

THENCE North 75 deg. 13 min. 04 sec. East with the North line of the 10.00 acre Third Tract, the North line of said 10.00 acre Second Tract and the center of Freestone County Road No. 925, a distance of 760.16 ft. to the place of beginning and containing 57.53 acres of land.

SECOND TRACT:

All that certain lot, tract or parcel of land, part of the Maria De Cantona Survey, Abstract No. 7, Freestone County, Texas, being all of that certain called 7.7 acre Tract One described in a deed to Lide Industries, LLC from Lide Group, LLC on July 1, 2008 in Volume 1454, Page 13 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod (found) at a pipe fence corner capped "R.P.L.S. 5213" for the Southwest corner of the above mentioned 7.7 acre tract, the Southeast corner of a called 7.47 acre tract conveyed to James Charles Pieper and Brenda Lea Pieper in Volume 1575, Page 592 and being in the Northeast line of U.S. Highway No. 84;

THENCE North 01 deg. 15 min. 07 sec. East with the West line of the 7.7 acre tract and the East line of the 7.47 acre Pieper tract, a distance of 714.58 ft. to a 1/2" iron rod (found) at a fence corner capped "R.P.L.S. 4957" for the Northeast corner of same, the Southeast corner of a called 3.46 acre tract conveyed to James Charles Pieper in Volume 1471, Page 481, the Southwest corner of a called 2.529 acre tract conveyed to Willis Pickett in Volume 720, Page 486 and being the Northwest corner of the 7.7 acre tract;

THENCE in a southeasterly direction with the North line of the 7.7 acre tract, the South line of the 2.529 acre Pickett tract and the South line of a called 1.132 acre tract conveyed to Willis E. Pickett in Volume 466, Page 826 as follows:

South 77 deg. 31 min. 16 sec. East a distance of 116.89 ft. to a 3/4" iron pipe (found) at a fence corner and South 77 deg. 12 min. 40 sec. East a distance of 255.20 ft. to a 3/4" iron pipe (found) at the base of a cedar tree for the Southeast corner of same, the Northeast corner of the 7.7 acre tract and being in the Southwest line of Freestone County Road No. 925;

THENCE South 19 deg. 27 min. 52 sec. East with the East line of the 7.7 acre tract and the Southwest line of Freestone County Road No. 925, a distance of 933.17 ft. to a 1/2" iron rod (set) for the Southeast corner of the 7.7 acre tract and being in the Northeast line of said U.S. Highway No. 84;

THENCE North 70 deg. 16 min. 47 sec. West with the South line of the 7.7 acre tract and the Northeast line of U.S. Highway No. 84, a distance of 732.53 ft. to the place of beginning and containing 9.07 acres of land.

THIRD TRACT:

All that certain lot, tract or parcel of land, part of the Maria De Cantona Survey, Abstract No. 7, Freestone County, Texas, being all of that certain called 2.000 acre Tract Three, 2.708 acre Tract Four, 5.000 acre Tract Five and 2.119 acre Tract Six described in a deed to Lide Industries, LLC from Lide Group, LLC on July 1, 2008 in Volume 1454, Page 13 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (set) for the Southeast corner of the above mentioned 5.000 acre Tract Five the Southwest corner of a called 23.58 acre tract conveyed to Bill D. Lide in Volume 1169, Page 363 and being in the North line of U.S. Highway No. 84, from which a 2" pipe fence corner bears North 00 deg. 18 min. 57 sec. East - 1.32 ft;

THENCE North 70 deg. 10 min 54 sec. West with the South line of the 5.000 acre Tract Five and the North line of U.S. Highway No. 84, a distance of 574.03 ft. to a 1/2" iron rod (set) for the Southwest corner of the 5.000 acre Tract Five and being a cutback of Farm to Market Highway No. 1366;

THENCE North 31 deg. 33 min. 25 sec. West with the Southwest line of the 5.000 acre Tract Five and said cutback of Farm to Market Highway No. 1366, a distance of 157.56 ft. to a 5/8" iron rod (found) capped "RPLS 5218";

THENCE North 00 deg. 13 min. 40 sec. West with the West line of the 5.000 acre Tract Five, the West line of the above mentioned 2.000 acre Tract Three, the southerly West line of the above mentioned 2.119 acre Tract Six and the East line of Farm to Market Highway No. 1366, at 280.64 ft. pass a 1/2" iron rod (found) 0.25 ft. West of line and continue a total distance of 552.58 ft. to a corner in concrete at a pipe fence corner for the westerly Northwest corner of the 2.119 acre tract and being the Southwest corner of a 0.17 acre save and except tract described in Volume 1454, Page 13;

THENCE South 89 deg. 58 min. 05 sec., East with the westerly North line of the 2.119 acre tract and the South line of the 0.17 acre tract, a distance of 99.80 ft. to a 5/8" iron rod (found) capped

"RPLS 5218" at a pipe fence corner for the Southeast corner of same and being an ell corner of the 2.119 acre tract;


THENCE North 00 deg. 10 min. 38 sec., West with the northerly West line of the 2.119 acre tract and the East line of the 0.17 acre tract, a distance of 75.06 ft. to a 5/8" iron rod (found) capped "RPLS 5218" at a pipe fence corner for the Northeast corner of same, the northerly Northwest corner of the 2.119 acre tract and being in the South line of a called 5.000 acre First Tract conveyed to Lide Family, Inc. in Volume 904, Page 825, from which a 1/2" iron pipe (found) bears South 89 deg. 59 min. 43 sec. West - 99.87 ft.;

THENCE North 89 deg. 58 min. 02 sec. East with the most northerly line of the 2.119 acre tract, the North line of the above mentioned 2.708 acre Tract Four and the South line of the 5.000 acre Lide Family, Inc. tract, a distance of 530.39 ft. to the Southeast corner of same, the Northeast corner of the 2.708 acre tract and being in the West line of said 23.58 acre Lide tract, from which a 1/2" iron rod (found) capped "MJR 1858" bears North 14 deg. 23 min. 30 sec. West - 18.5 ft. and a 1/2" iron rod (found) bears North 00 deg. 18 min. 57 sec. East - 1,292.57 ft.;

THENCE South 00 deg. 18 min. 57 sec. West with the East line of the 2.708 acre tract, the East line of said 2.000 acre Tract Three, the East line of said 5.000 acre Tract Five and the West line of the 23.58 acre Lide Tract, a distance of 956.78 ft. to the place of beginning and containing 11.87 acres of land.

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.

WITNESS MY HAND this 19th day of December, 2023.

  
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DAVID J. NOWELL, Substitute Trustee