



\*VG-1443-2023-2305607\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2305607**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: December 26, 2023 01:13 PM

Number of Pages: 2

**" 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: 2305607  
Receipt Number: 20231226000010  
Recorded Date/Time: December 26, 2023 01:13 PM  
User: Glena W  
Station: CCLERK02

**Record and Return To:**

LOWELL O. DUNN, P.C.  
319 W. 3RD AVENUE  
  
CORSICANA TX 75110



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 SUBSTITUTE TRUSTEE'S SALE

**Date:** December 22, 2023

**Substitute Trustee:** Lowell Olsen Dunn

**Lender/Holder:** Maria Luisa De Luca

**Note:** Note, dated May 3, 2022, in the original principal sum of \$189,000.00, executed by RGP Investment, LLC, a Texas limited liability company and payable to the order of Secured Investment High Yield Fund II, LLC, an Idaho limited liability company

### Deed of Trust

**Date:** May 3, 2022

**Grantor:** RGP Investment, LLC, a Texas limited liability company

**Lender:** Secured Investment High Yield Fund II, LLC, an Idaho limited liability company

**Recording Information:** Instrument No. 2202147, Official Records of Freestone County, Texas.

### Property:

All that certain lot, tract or parcel of land in Freestone County, Texas, being a lot 115 feet by 125 feet and being all of Lots No. Six (6) and Seven (7) and the Southeast 15 feet of Lot No. Eight (8) and the northerly 10 feet of the abandoned 20-foot alley lying South of the lots herein described, being a part of Block No. Seventy-Two (72) of the City of Wortham, according to the plat of said City drawn by Theo Kosse, of record in Freestone County, Texas, described as follows:

BEGINNING at the Northeast corner of Lot No. 6;

THENCE southwesterly 125 feet, at 115 feet pass the Southeast corner of Lot No. 6, continue same course 10 feet to a point in the center of the abandoned 20-foot alley;

THENCE northwesterly with the center of said abandoned alley a distance of 115 feet;

THENCE northwesterly at 10 feet intersect the Southwest line of Lot No. 8, continue same course 115 feet for a total distance of 125 feet, a stake in the Northeast line of Lot No. 8;

THENCE southeasterly at 15 feet pass the Northeast corner of Lot No. 8, being the Northwest corner of Lot No. 7, at 65 feet pass the Northeast corner of Lot No. 7, at 65 feet pass the Northeast corner of Lot No. 7, being the Northwest corner of Lot No. 6, at 115 feet to the place of Beginning.

**County:** Freestone

**Date of Sale of Property (first Tuesday of month):** February 6, 2024

**Time of Sale:** Between the hours of 10:00 a.m. and 4:00 p.m.

**Place of Sale:** The steps at the Freestone County Courthouse, 118 East Commerce, Fairfield, Freestone County, Texas 75840.

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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, *Substitute Trustee*