



\*VG-1443-2019-1902110\*

**Freestone  
County  
Linda Jarvis  
Freestone County  
Clerk**

**Instrument Number: 1902110**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: June 25, 2019 03:06 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: 1902110  
Receipt Number: 20190625000031  
Recorded Date/Time: June 25, 2019 03:06 PM  
User: LaVerne M  
Station: Clerk Station

**Record and Return To:**

Jeff Coe



**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.

Linda Jarvis  
Freestone County Clerk  
Freestone County, TX

**Notice of Foreclosure Sale**

June 25, 2019

Deed of Trust ("Deed of Trust"):

Dated: February 11, 2013

Grantor: Laura Robinson

Trustee: Michael B. Dear

Substitute Trustee: Jeffrey L. Coe

Lender: Andy Keeton and Barbara Keeton

Recorded in: Volume 1598, Page 458 of the real property records of Freestone County, Texas

Legal Description: Lot Seven (7), Block Fourteen (14), Phase I of the Southern Oaks Subdivision, according to a plat recorded in Cabinet B, Envelope 39, Plat Records of Freestone County, Texas, together with the single-wide mobile home situated thereon, and permanently attached thereto.

Secures: Promissory Note ("Note") in the original principal amount of \$31,400.00, executed by Laura Robinson ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 6, 2019

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: Freestone County Courthouse in Fairfield, Texas at the following location: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court at 118 E. Commerce St., Fairfield, Texas

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 Andy Keeton'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, Andy Keeton, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Andy Keeton's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Andy Keeton'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Andy Keeton 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 Andy Keeton. 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, Substitute 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 Substitute 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**

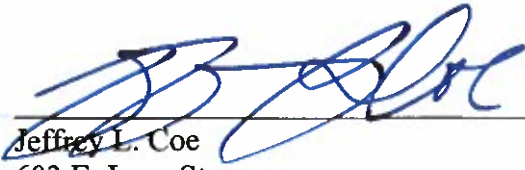
written notice of the active duty military service to the sender of this notice immediately.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



---

Jeffrey L. Coe  
Attorney for Mortgagee



---

Jeffrey L. Coe  
603 E. Lacy St.  
Palestine, TX 75802  
Telephone (903) 723-0331  
Telecopier (903) 729-1068  
Substitute Trustee