



Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2302737

Foreclosure Posting
NOTICE OF FORECLOSURE

Recorded On: July 05, 2023 12:11 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: 2302737
Receipt Number: 20230705000037
Recorded Date/Time: July 05, 2023 12:11 PM
User: Melissa S
Station: CCLERK01

Record and Return To:
GEROGE M. ROBINSON



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

July 5, 2023

DEED OF TRUST ("Deed of Trust"):

Dated: July 16, 2020

Grantor: **ROBERT DAVIS and OLETHA DAVIS**

Trustee: **GEORGE M. ROBINSON**

Lender: **MIKE DANIELS and NAVLET DANIELS**

Recorded in: Clerk's Instrument Number 2020-2002160 of the real property records of Freestone County, Texas

Legal Description: **All that certain lot, tract or parcel of land situated in Freestone County, Texas, a part of the I. H. REED League, A-23, more particularly described as follows, to wit:
BEGINNING at the SW corner of the Buford York homeplace lot, presently owned by David Lott;
THENCE W with the N line of McDonald Street 136 feet to a stake for corner;
THENCE a little W of N 155 feet to my (W. R. Woody) present N line, stake at same for corner;
THENCE E 162 feet to stake, the same also being the NW corner of the David Lott home lot;
THENCE S 155 feet to the place of beginning, the same being in the N ROW line of McDonald Street.**

Secures: Promissory Note ("Note") in the original principal amount of \$8,000.00, executed by ROBERT DAVIS and OLETHA DAVIS ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, August 1, 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 10:00 A.M. and not later than three hours thereafter.

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

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 MIKE DANIELS and NAVLET DANIELS'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, MIKE DANIELS and NAVLET DANIELS, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of MIKE DANIELS and NAVLET DANIELS's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with MIKE DANIELS and NAVLET DANIELS'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.

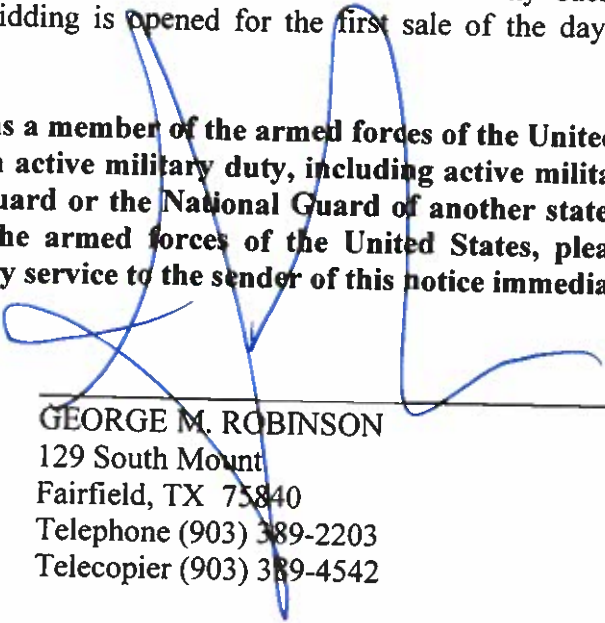
If MIKE DANIELS and NAVLET DANIELS passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 MIKE DANIELS and NAVLET DANIELS. 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.



GEORGE M. ROBINSON
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