



VG-1443-2024-2400117

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2400117

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 12, 2024 08:53 AM

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: 2400117
Receipt Number: 20240112000003
Recorded Date/Time: January 12, 2024 08:53 AM
User: Glena W
Station: CCLERK01

Record and Return To:

REED & REED L.L.P.
PO BOX 1072
MEXIA TX 76667



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 TRUSTEE'S SALE

Date: January 11, 2024

Deed of Trust

Date: April 15, 2019

Grantor: THOMAS J. FRY and wife, CRYSTAL VAUGHN

Grantor's County: Freestone County, Texas

Trustee: JUSTIN REED

Recording Information: Document No. 1901473 of the Official Property Records of Freestone County, Texas

Property:

FIRST TRACT: Being all of that certain lot, tract or parcel of land located in the J. Lawrence Survey Abstract No. 365 Freestone County, Texas and being part of a called 21.96 acre tract of land as described in Deed of Trust to Richard P. Owens and wife, Sandra E. Owens recorded in Volume 79, Page 329 of the Deed of Trust Records of Freestone County, Texas and part of a called 3.43 acre tract of land as described in Deed to Richard P. Owens and wife, Sandra E. Owens recorded in Volume 603, Page 334 of the Deed Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point at the southwesterly corner of the said 21.96 acre Owens tract, the southeasterly corner of a called 4.38 acre tract of land as described in Deed to Richard P. Owens and wife, Sandra E. Owens recorded in Volume 1109, Page 781 of the Deed Record of Freestone County, Texas and in the northerly line of State Highway No. 84 from which a 1 ½" iron pipe found bears S 00°10'47" W, 0.36 feet;

THENCE, N 00° 10' 47" E, along the westerly line of the said Owens 21.96 acre and 3.43 acre tracts and the easterly line of the said 4.38 acre Owens tract 1005.84 feet to a 5/8" iron rod set at the northwesterly corner of the said 3.43 acre Owens tract, and the southwesterly corner of a called 4 acre tract of land as described in Deed to Ed allen et al recorded in Volume 201, Page 484 of the Deed Records of Freestone County, Texas;

THENCE, N 69° 52' 38" E, along the common line of the said 3.43 acre Owens tract and the said Allen tract 479.82 feet to a 5/8" iron rod set for the northeasterly corner of this tract;

THENCE, through the said Owens tracts as follows: S 20° 07' 22" E, 227.14 feet to a 2 ½" pipe fence corner post, S 02° 46' 54" E, 484.14 feet to a 5" pipe fence corner post, S 16° 40' 15" W, 83.74 feet to a 5" pipe fence corner post, S 25° 16' 00" W, 52.95 feet to a 5" pipe fence corner post and S 32° 12' 59" W, 471.10 feet, and to a concrete right of way monument found in the southerly line of the said 21.96 acre Owens tract and in the northerly line of said State Highway No. 84 for the southeasterly corner of this tract;

THENCE, along the southerly line of the said 21.96 acre Owens tract and the northerly line of said State Highway No. 84 as follows: N 69° 55' 29" W, 93.93 feet to a concrete

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Benjie Reed
P.O. Box 1072
Mexia, Texas 76667
254-562-5547

right of way monument found and N 83° 08' 19" W, 170.55 feet to the POINT OF BEGINNING and CONTAINING 12.42 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per easterly line of Vol. 79, Pg. 329 Deed of Trust Records Freestone Co.

SECOND TRACT: Being all of that certain lot, tract or parcel of land located in the J. Lawrence Survey Abstract No. 365 Freestone County, Texas and being part of a called 21.96 acre tract of land as described in Deed of Trust to Richard P. Owens and wife, Sandra E. Owens recorded in Volume 79, Page 329 of the Deed of Trust Records of Freestone County, Texas and part of a called 3.43 acre tract of land as described in Deed to Richard P. Owens and wife, Sandra E. Owens recorded in Volume 603, Page 334 of the Deed Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod set at the southeasterly corner of the said 21.96 acre Owens tract and at the intersection of the northerly line of State Highway No. 84 with the westerly line of Burlington Northern Railroad;

THENCE, along the southerly line of the said 21.96 acre Owens tract and the northerly line of said State Highway No. 84 as follows: S 85° 25' 00" W, 705.45 feet to a concrete right of way monument found and N 89° 25' 11" W, 323.57 feet to a concrete right of way monument found for the southwesterly corner of this tract;

THENCE, through the said Owens tracts as follows: N 32° 12' 59" E, 471.10 feet to a 5" pipe fence corner post, N 25° 16' 00" E, 52.95 feet to a 5" pipe fence corner post, N 16° 40' 15" E, 83.74 feet to a 5" pipe fence corner post, N 02° 46' 54" W, 484.14 feet to a 2 1/2" pipe fence corner post, and N 20° 07' 22" W, 227.14 feet to a 5/8" iron rod set in the northerly line of the said 3.43 acre Owens tract and in the southerly line of a called 4 acre tract of land as described in Deed to Ed Allen et al recorded in Volume 201, Page 484 of the Deed Records of Freestone County, Texas for the northwesterly corner of this tract;

THENCE, N 69° 52' 38" E, along the common line of the said 3.43 acre Owens tract and the said Allen tract 122.39 feet to a 5/8" iron rod set at the northeasterly corner of the said 3.43 acre Owen tract, the southeasterly corner of the said Allen tract and in the westerly line of the said railroad right of way;

THENCE, S 30° 33' 03" E, along the common line of the said Owens tracts and the said railroad right of way 1408.00 feet to the POINT OF BEGINNING and CONTAINING 12.94 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per easterly line of Vol. 79, Pg. 329 Deed of Trust Records Freestone Co.

Note

Date: April 15, 2019

Amount: TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100
DOLLARS (\$275,000.00)

Lender: BUDDY R. CANNON and wife, BRANDY E. CANNON aka BRANDY
ELAINE OWENS CANNON

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Benjie Reed
P.O. Box 1072
Mexia, Texas 76867
254-562-5547

Civil #392-23

Borrower: THOMAS J. FRY and wife, CRYSTAL VAUGHN

Date of Sale of Property: February 6, 2024

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of the front steps of the Freestone County Courthouse (South Entrance) located in Fairfield, Freestone County, Texas.

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 NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

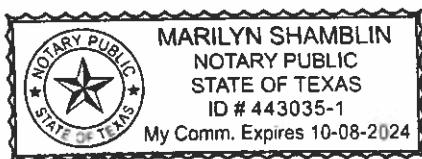
Notice is given that on February 6, 2024, Trustee will offer the Property for sale at public auction at the Freestone County Courthouse, to the highest bidder for cash "AS IS". The sale will begin at 10:30 am or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



JUSTIN REED, TRUSTEE

STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 11th day of January 2024, by JUSTIN REED, and in the capacity therein stated.





NOTARY PUBLIC, STATE OF TEXAS