



Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2402735

Foreclosure Posting
NOTICE OF FORECLOSURE

Recorded On: May 14, 2024 01:36 PM

Number of Pages: 3

" 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: 2402735
Receipt Number: 20240514000015
Recorded Date/Time: May 14, 2024 01:36 PM
User: Jamie M
Station: CCLERK02

Record and Return To:

ABSTRACTS/TRUSTEES OF TEXAS
P.P. BOX 9932
AUSTIN TX 78766



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: May 9, 2024

DEED OF TRUST:

Date: August 19, 2022

Grantor: DAWN LYNN MILLER

Grantor's County: FREESTONE

Beneficiary: TERRAFIRM INVESTMENTS, LLC

Trustee: CHAD MORGAN

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, KORY MORGAN, DENISE MORGAN, LORI GARNER, ED HENDERSON and ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 2203570, Real Property Records, Freestone County, Texas.

PROPERTY:

Being Lot Number Thirty-Five (35) of April Cove Section 5, a subdivision in Freestone County, Texas as shown on plat filed in Cabinet B, Envelope 84, Plat Records of Freestone County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: August 19, 2022

Original Principal Amount: \$21,150.00

Holder: TERRAFIRM INVESTMENTS, LLC

FILED FOR RECORD
At 1:34, o'clock PM

MAY 14 2024

RENEE REYNOLDS
Clerk County Court, Freestone County, Texas
By Jamie T. Myers

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4th day of June, 2024.

PLACE OF SALE OF PROPERTY:

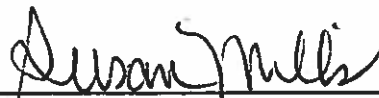
County Courthouse of Freestone County, Fairfield, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, KORY MORGAN,
DENISE MORGAN, LORI GARNER, ED
HENDERSON and ANDREW MILLS-
MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964