



\*VG-1443-2024-2403785\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2403785

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: July 15, 2024 11:51 AM

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: 2403785  
Receipt Number: 20240715000006  
Recorded Date/Time: July 15, 2024 11:51 AM  
User: Jacey J  
Station: CCLERK02

**Record and Return To:**

steven reed



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 CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**“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.”**

**Notice of Substitute Trustee's Sale**

Date: July 15, 2024

Substitute Trustee: Stephen Reed

Substitute Trustee's Address: P.O. Box 349/217 W. State Street, Groesbeck, Texas 76642

Mortgagee: E. B. Gillen Family Living Trust

Note: March 1, 2020, executed by Miguel Angel Sosa and Frances Elaine Cravey and payable to E.B. Gillen Family Living Trust

Deed of Trust

Date: March 1, 2020

Grantor: Miguel Angel Sosa and Frances Elaine Cravey

Mortgagee: E.B. Gillen Family Living Trust

Recording information: Clerk's Document Number 2001384  
Official Records of Freestone County, Texas.

Property:

**LOTS SEVENTTTN (17) and EIGHTEEN (18), in the TOWN OF DONIE, in Freestone County, Texas, according to the map and plat thereof recorded in Volume 23, Page 640 of the Deed Records, Freestone County, Texas.**

County: Freestone County

Date of Sale (first Tuesday of month): August 6, 2024

Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale: At the South door of the District Court Building of the Freestone County Courthouse in Fairfield, Texas, being 118 E. Commerce Street, Fairfield, Texas 75840.

Stephen Reed is Substitute Trustee under the Deed of Trust. Mortgagee 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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale

will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

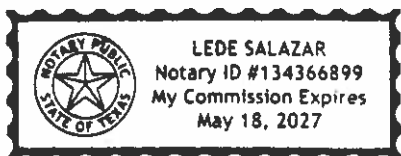


Stephen Reed, Substitute Trustee

THE STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 15<sup>th</sup> day of July, 2024, by Stephen Reed, in the capacity therein stated.



Notary Public in and for the State of Texas

Prepared by:

Reed & Reed, L.L.P. Attorneys at Law

217 W. State Street/P.O. Box 349 Groesbeck, Texas 76642