

VG-1443-2025-2504897

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2504897

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 11, 2025 04:24 PM

Number of Pages: 5

" 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: 2504897
Receipt Number: 20250911000024
Recorded Date/Time: September 11, 2025 04:24 PM
User: Jamie M
Station: CCLERK02

Record and Return To:

GEORGE 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 Gregory
Freestone County Clerk
Freestone County, TX

Renee Gregory

NOTICE OF FORECLOSURE SALE

September 11, 2025

DEED OF TRUST ("Deed of Trust"):

Dated: April 7, 2021

Grantor: **STARDUST PROPERTIES, LLC - Series 105 FM 27 West**

Trustee: **C. R. MOORE, III**

Lender: **DAVID JAMES**

Recorded in: Clerk's Instrument Number 2101334 of the real property records of Freestone County, Texas

Legal Description: **All that certain lot, tract or parcel of land being 1.5 acres, more or less, I. H. REED SURVEY, A-23, Freestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes**

Secures: **PROMISSORY NOTE ("Note") in the original principal amount of \$200,000.00, executed by STARDUST PROPERTIES, LLC - Series 105 FM 27 West ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender**

Foreclosure Sale:

Date: Tuesday, October 7, 2025

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 11:00 a.m. and not later than three hours thereafter.

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

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 **the Estate of DAVID JAMES'** 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, **the Estate of DAVID JAMES**, 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 the Estate's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Estate'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 the Estate 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.

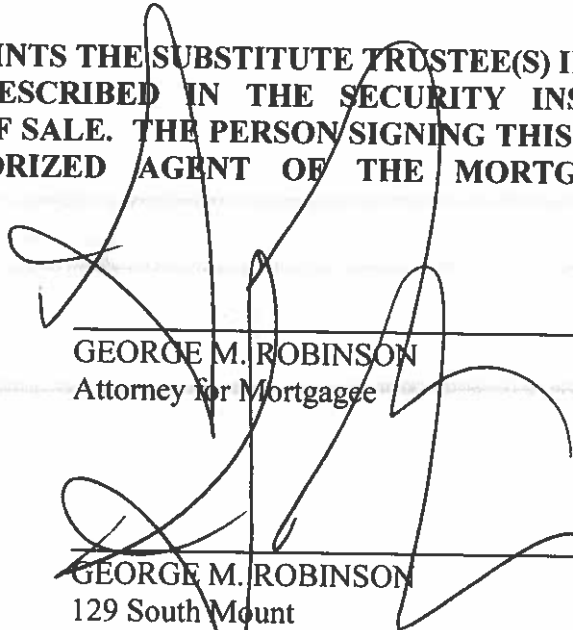
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 DAVID JAMES or the Estate of DAVID JAMES. 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.



GEORGE M. ROBINSON
Attorney for Mortgagee

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
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EXHIBIT "A"

All that certain lot, tract, or parcel of land being 1.300 acres, more or less, situated on the E. 1/2, Reed League, A-23, Freestone County, Texas, and being the East portion of a tract of land called 2.690 acres as described in deed from Country Inn Partnership, Ltd. to Charles W. Gillespie et ux, dated November 9, 1983, and recorded in Volume 423, Page 741, of the Deed Records of Freestone County, Texas, and said 1.300 acre tract being more particularly described by water and bounds as follows:

BEGINNING at the Northeast corner of the said 1.690 acre tract, the same being the Northeastmost Northwest corner of a tract of land called 4.319 acres as described in Certified Field Notes from F. R. Hill, Jr., R.F.D. No. 1611 to Larry Norman, Agent, dated April 5, 1984, the same also being in the South R.O.W. line of S.M. Hwy. No. 27, a T-Bar (3 ft. metal post up 18 inches) found for corner, and whose Texas Central Zone Coordinate Values of said point of beginning are

North 773,364.46 ft.,
East 3,289,972.84 ft.,

from whence another T-Bar found in the North line of the said 4.319 acre tract bears South 76° 42' 36" East 76.79 ft., and thence from whence the centerline of the said Hwy. No. 27 bears North 13° 17' 24" East 50 ft.;

THENCE South 13° 39' 36" East 233.77 ft. with a common line of the said 2.690 acre tract and the said 4.319 acre tract, to the Southwest corner of the said 2.690 acre tract, a T-Bar found for corner;

THENCE South 87° 09' 33" West 273.01 ft. with a common line of the said 2.690 acre tract and the said 4.319 acre tract, to the Southwest corner of this 1.300 acre survey, a T-Bar driven for corner, from whence another T-Bar found for the Southwest corner of the said 2.690 acre tract bears South 87° 09' 33" West 137.96 ft.;

THENCE North 00° 23' 23" East 306.19 ft. with the West line of this 1.300 acre survey, to the Northwest corner thereof, the same being in the North line of the said 2.690 acre tract, the same also being in the South R.O.W. line of the said Hwy. No. 27, a T-Bar driven for corner, from whence another T-Bar found for the Northwest corner of the said 2.690 acre tract bears North 76° 42' 36" West 161.79 ft.;

THENCE South 76° 42' 36" East 169.71 ft. with the North line of the said 2.690 acre tract, the same being the South R.O.W. line of the said Hwy. No. 27, to the place of beginning and containing 1.300 acres of land, more or less.