



VG-1443-2026-2602982

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2602982

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: June 04, 2026 11:49 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: 2602982
Receipt Number: 20260604000019
Recorded Date/Time: June 04, 2026 11:49 AM
User: Camille H
Station: CCLERK02

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 Gregory
Freestone County Clerk
Freestone County, TX

NOTICE OF TRUSTEE'S SALE

Date: June 1, 2026

Deed of Trust

Date: June 2, 2025

Grantor: JIMMY DALE HUNT, II, a single man

Beneficiary: REED BROTHERS, L.C., a Texas limited liability company

Grantor's County: Freestone

Trustee: JUSTIN REED

Recording Information: Document No. 2025-2502871 Official Public Records of Freestone County, Texas

Property: All that certain lot, tract, or parcel of land situated in the D. C. Cannon Survey, A-130, City of Teague, Texas, being 1.205 acres of land and being part of a 2.46 acre tract described in a deed from Citizens National Bank to Jimmy Hunt, et ux, dated July 28, 2000 and recorded in Vol. 1126, Page 251, Official Records of Freestone County, Texas. Said 1.205 acre tract described to wit:

Beginning at a ½" iron rod found at the northeast corner of Lot 2 of the Eppes Addition (Vol. 1, Page 47) Plat Records Freestone County, Texas, said point being the southeast corner of said 2.46 acre tract in the west r.o.w. of Atwood Street, (50' r.o.w.);

THENCE North 84° 27 minutes West 299.94 feet along the north line of Lot 2 and Lot 1 of said addition to a ½" iron rod found at the southwest corner of said 2.46 acre tract in the east line of the Toler Subdivision;

THENCE North 5° 52 minutes 04 seconds East, 175.0 feet to a ½" iron rod and cap, RPLS/1858/MJR set for this northwest corner;

THENCE South 84° 27 minutes East, 293.82 feet to a ½" iron rod and cap set for this northeast corner in the west r.o.w. of Atwood St.;

THENCE South 5° 30 minutes West, 175.0 feet to the point of beginning, containing 1.205 acres of land, more or less.

Note

Date: June 2, 2025

Lender: REED BROTHERS, L.C. a limited liability company

Date of Sale of Property: July 7, 2026

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 July 7, 2026, Trustee will offer the Property for sale at public auction at the front door of Freestone County Courthouse, to the highest bidder for cash "AS IS". The sale will begin at 10:30 a.m. 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 2nd day of June, 2026, by Justin Reed, and in the capacity therein stated.