

"VG-311-2019-1900049"

Freestone  
County  
Linda Jarvis  
Freestone County  
Clerk

Instrument Number: 1900049

Foreclosure Posting

DECLARATION OF INVALIDITY OF FORECLOSURE SALE

Recorded On: January 04, 2019 03:34 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: 1900049  
Receipt Number: 20190104000031  
Recorded Date/Time: January 04, 2019 03:34 PM  
User: Alicia D  
Station: Clerk Station

Record and Return To:

STEVEN A. NEAL



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.

Linda Jarvis  
Freestone County Clerk  
Freestone County, TX

*Linda Jarvis*

## **NOTICE OF TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JAMES and SHAN SWEENEY, of Freestone County, Texas, dated February 19, 2016 for the benefit of TAMARA NEAL RITTERSHAUS whose address is P. O. Box 702, Fairfield, Texas 75840, and duly recorded in **Volume 1685, page 436**, of the Official Records of Freestone County, Texas, I will as Trustee under said Deed of trust, in order to satisfy the indebtedness secured thereby and at the request of the Holder of said indebtedness, default having been made in the payment thereof, [REDACTED] (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the courthouse door, as designated by the County Commissioner's Court of said county, of Freestone County, Texas, in Fairfield, Texas between the hours of ten o'clock a.m. and four o'clock p.m. of that day, which time shall not be earlier than 10:00 a.m. and not later than 1:00 p.m., the following described property, to-wit:

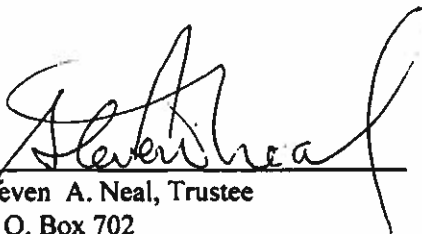
**Being Lot 5 and the South ½ of Lot 6, Block 6, of the NORTHWOOD ADDITION to the City of Fairfield, Texas, according to the plat recorded in Cabinet "A", Envelope 67-A, Plat Records of Freestone County, Texas.**

The sale notice herein shall include the interest of the Debtor/Mortgagor/Grantor in all fixtures and personal property covered by the Deed of Trust/Security Agreement and any other documents executed in connection with or as security for the Note, Lender/Beneficiary/Holder of said indebtedness having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant to rights granted to the Lender under Section 9.601 (d) of the Texas Uniform Commercial Code. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE LENDER/BENEFICIARY/HOLDER OF SAID INDEBTEDNESS NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OF REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**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.**

EXECUTED this 4<sup>th</sup> day of January, 2019.

  
Steven A. Neal, Trustee  
P. O. Box 702  
Fairfield, Texas 75840  
903-389-3927  
# 14839400