



Freestone  
County  
Linda Jarvis  
Freestone County  
Clerk

Instrument Number: 2003343

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: October 12, 2020 02:24 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: 2003343  
Receipt Number: 20201012000021  
Recorded Date/Time: October 12, 2020 02:24 PM  
User: Amanda G  
Station: Clerk Station

**Record and Return To:**

JOHN MALONE



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

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 9, 2019

Substitute Trustee: John Malone

Substitute Trustee's Street Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Freestone Credit Union

Note

Date: May 5, 2015

Borrower: Randal Dwain Terrell

Payee: Freestone Credit Union

Principal Amount: \$95,000.00

Deed of Trust

Date: May 5, 2015

Grantor: Randal Dwain Terrell

Trustee: Deanne Harris

Original Beneficiary: Freestone Credit Union

Recording information: Document #01501894 in Volume 01657, Page 00383 in the Official Public Records in Freestone County, Texas

Property: See attached Exhibit A, and more commonly known as: 110 Private Road 193, Streetman, Freestone County, Texas 75859.

County: Freestone

Date of Sale (first Tuesday of month): November 3, 2020

Time of Sale: 1:00 p.m. or within three hours thereafter

Place of Sale: At the front steps of the south entrance of the Freestone County Courthouse in Fairfield, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES TO 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.

John Malone was appointed 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 sale will begin at the Time of Sale 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.



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JOHN MALONE

SUBSTITUTE TRUSTEE (254) 772-3722

## EXHIBIT A

### FIRST TRACT:

All that certain lot, tract, or parcel of land situated in the Wm. A. Bishop Survey Abstract 60, Freestone County, Texas, and being all of a called 2.64 acre tract described by Deed of Trust recorded in Volume 796, Page 252 of the Deed of Trust Records of Freestone County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING on a found T-Post for the northeast corner of the above mentioned 2.64 acre tract and this tract;

THENCE S29° 01' 39" E 249.43 feet to a found T-Post for the most easterly southeast corner of this tract;

THENCE N70° 31' 44" W 140.32 feet to a found T-post for an angle corner of this tract;

THENCE S28° 42' 54" E 203.25 feet to a found 1/2" iron rod for an ell corner of this tract;

THENCE S22° 57' 38" E 66.50 feet to a found 1/2" iron rod for the most southerly southeast corner of this tract;

THENCE N70° 56' 41" W 240.00 feet to a found 1/2" iron rod for the southwest corner of this tract located on the west line of a road;

THENCE with said west line N22° 43' 54" W 291.42 feet to a found T-Post for the northwest corner of this tract;

THENCE N70° 30' 21" E 336.00 feet to the place of beginning and containing 2.636 acres of land.

### SECOND TRACT:

Being a 40' wide easement over and across 2.00 acres of land, more or less, situated in the Wm. A. Bishop Survey, A-60, Freestone County, Texas and being the same easement described in Right of Way Easement dated May 11, 1990, from Wayne Pillans et ux to Randal Dwain Terrell et ux, recorded in Volume 831, Page 598, Official Public Records of Freestone County, Texas.