



\*VG-1443-2020-2000076\*

Freestone  
County  
Linda Jarvis  
Freestone County  
Clerk

Instrument Number: 2000076

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 08, 2020 10:59 AM

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: 2000076  
Receipt Number: 20200108000022  
Recorded Date/Time: January 08, 2020 10:59 AM  
User: Alicia D  
Station: Clerk Station

Record and Return To:

BOBBY 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.

Linda Jarvis  
Freestone County Clerk  
Freestone County, TX

**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.**

**Notice of Substitute Trustee's Sale**

Date: January 8, 2020

Substitute Trustee: Bobby Reed

Mortgagee: Jack M. Eppes and Cindy L. Eppes, husband and wife

**Note:**

Note dated June 13, 2011, in the original principal sum of \$400,000.00 due Jack M. Eppes and Cindy L. Eppes, husband and wife, and executed by Tony Shivers and Mary Shivers, husband and wife

**Deed of Trust**

Date: June 13, 2011

Grantor: Tony Shivers and Mary Shivers, husband and wife

Mortgagee: Jack M. Eppes and Cindy L. Eppes, husband and wife

Recording information: Volume 1552 Page 902, (Clerk's Document Number 01103155) of the Official Records of Freestone County, Texas

**Property:**

**THE SURFACE ESTATE ONLY IN AND TO THE FOLLOWING:**

**Tract One:** Being a 313.96 acre tract of land situated in the J. Strickland Survey, A-550, Freestone County, Texas.

**Tract Two:** Being a strip of land 60 feet wide and 756.16 feet long off the East end of the Randy Butler tract in the J. Strickland Survey, A-550, Freestone County, Texas.

All of which is described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Freestone County

Date of Sale (first Tuesday of month): February 4, 2020

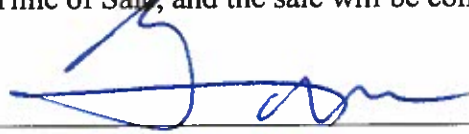
Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

**Place of Sale:**

At the front steps of the Freestone County Courthouse (south entrance) located in Fairfield, Freestone County, Texas.

Bobby 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.

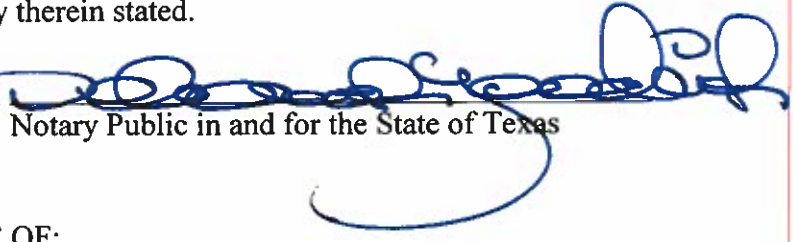
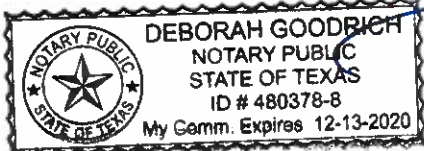
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Bobby Reed, Substitute Trustee

THE STATE OF TEXAS  
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 8<sup>TH</sup> day of January, 2020, by Bobby Reed, in the capacity therein stated.



Notary Public in and for the State of Texas

PREPARED IN THE LAW OFFICE OF:  
REED & REED, L.L.P.

01103154

Being a 313.96 acre tract of land situated in the J. Strickland Survey, A-550, Freestone County, Texas, and being the same tract of land described in the deed to James T. Red et ux, recorded in Volume 207, Page 314 of the Freestone County Deed Records, said 313.96 acre tract of land being more fully described as follows:

Beginning at a steel fence post marking the Southwest corner of the West Texas Gulf Pipeline Company Tank farm tract on the North line of the herein described tract;

Thence S 55° 03' 50" E with the South line of the West Texas Gulf Pipeline Company Tank farm tract and with a chain link fence a distance of 3019.28 ft. to a point on the West bank of Tehuacana Creek;

Thence up the West bank of Tehuacana Creek with the meanders there to a fence corner on an Elm Tree for corner on the West bank of said creek, said point also being the Northeast corner of the Noll tract;

Thence N 55° 00' 00" W with the North line of the Noll tract a distance of 5641.21 ft. to an iron rod set for corner from which another iron rod bears S 35° 31' 48" W a distance of 2.32 ft.;

Thence N 35° 31' 48" W with the general alignment of an old fence line a distance of 2160.52 ft. to an iron rod set for corner in an old road bed;

Thence S 55° 03' 50" E a distance of 3237.62 ft. to the place of beginning and containing 313.96 acres of land, more or less.

EXHIBIT A page 1



Second Tract:

01103154

Being a strip of land 60 ft. wide and 756.16 ft. long off the East end of the Randy Butler Tract in the J. Strickland Survey, A - 550, Freestone County, Texas, said 60 ft. strip of land being more fully described as follows:

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Beginning at the point of intersection of the South Right of Way line of Highway 27 at the Northeast corner of the Randy Butler Tract and also being the Northwest corner of the Chevron Tank Farm Tract;

Thence in a Southerly direction with the East line of the Randy Butler Tract and the West line of the Chevron Tank Farm Tract, a distance of 756.16 ft. to the Southwest corner of the Chevron Tank Farm Tract, and the Southeast corner of the Randy Butler Tract;

Thence in a Westerly direction at a right angle to the Chevron Tank Farm fence a distance of 60.0 ft.;

Thence in a Northerly direction and parallel to the Chevron Tank farm fence a distance of 756.16 ft. to a point on the South Right of Way line of Highway 27;

Thence in an Easterly direction with the South Right of Way line of Highway 27 a distance of 60.0 ft. to the place of beginning.

EXHIBIT A page 2

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jun 30, 2011 AT 09:43A  
as Recordings  
Document Number: 01103154  
Total Fees : 28.00  
Receipt Number - 107719  
By: Deena Martin, Deputy