



VG-1443-2020-2003944

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2003944

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 01, 2020 09:21 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$8.00

Document Number

Document Number: 2003944

Receipt Number: 20201201000001

Recorded Date/Time: December 01, 2020 09:21 AM

User: Amanda G

Station: Clerk Station

Record of Return To

DR DWIGHT D. KRYWONSKI

***** 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: 2003944

Receipt Number: 20201201000001

Recorded Date/Time: December 01, 2020 09:21 AM

User: Amanda G

Station: Clerk Station

Record and Return To:

DWIGHT D. KRYWONSKI



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 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 Foreclosure Sale

Date: November 23, 2020

Deed of Trust

Dated: October 14, 2014

Grantor: Jose Ernesto Fierro and wife, Blanca Arreola Estela

Trustee: Dwight Krzywonski

Lender: Dwight Krzywonski

Recorded in: Deed of Trust recorded at 01403480 of the Official Public Records of Freestone County, Texas.

Legal Description:

TRACT ONE:

BEING all that certain lot, tract and parcel of land, situated in Freestone County, Texas, and being the North 168 feet of Lot Eight (8) in Block "A" of the Bond Addition to the City of Fairfield, Texas, according to the map and plat of said Addition as drawn by William V. Molam, and recorded in Volume 180, at Page 640, of the Deed Records of Freestone County, Texas, reference to said map and plat and the record thereof being made for all purposes, Except 14 feet by 65 feet out of the Northwest corner, said lot hereby conveyed being described by metes and bounds as follows, to-wit:

BEGINNING at the NE corner of the North 168 feet of Lot Eight (8) in Block "A" of the Bond Addition to the City of Fairfield, Texas;

THENCE S 168 feet to a stake for corner;

THENCE W 80 feet to a stake for corner

THENCE N 103 feet to a stake for corner;

THENCE E 14 feet to a stake for corner;

THENCE N 65 feet to a stake for corner;

THENCE E 66 feet to the place of beginning.

TRACT TWO:

BEING all that certain lot, tract or parcel of land, a part of the excepted 14 feet x 65 feet out of Lot Eight (8), Block "A" of the Bond Addition to the town of Fairfield, Texas, as set out in a deed from Edward C. Parker, et ux to J. B. Fryer, et ux, of record in Volume 300, Page 303, Deed Records of Freestone County, Texas.

BEGINNING at a stake in the South line of Bond Street, East 18 inches from the N.W. corner of Lot Eight (8), Block "A", Bond Addition as marked by 3/4" pipe found on said corner;

THENCE S. 42 feet 4 inches to East Gate Post leading to Edward Parker property;

THENCE S. 6 degrees W. 22.5 feet to the most South N.W. corner of the J.B Fryer lot now owned by Finis Willard;

THENCE East 14 feet along cyclone fence to fence corner;

THENCE North 65 feet to the upper N.W. corner of the Finis Willard lot, stake for corner;

THENCE West 12 feet 6 inches along the South line of Bond Street to the place of beginning.

Note Secured by Deed of Trust (Note)

Date: October 14, 2014

Makers: Jose Ernesto Fierro and wife, Blanca Arreola Estela

Original Principal Amount: \$59,000.00

Lender: Dwight Krzywonski

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): January 5, 2021

Time: The sale of the Property will be held between the hours of 11:00 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: At the front steps of the south entrance of the Freestone County Courthouse in Fairfield, Texas, as designated by the Commissioners Court, in Limestone County, Texas, to the highest bidder for cash.

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 Dwight Krzywonski 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, Dwight Krzywonski, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given that Trustee will sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

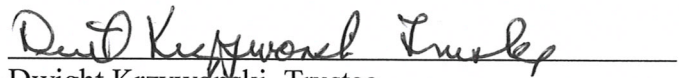
If Trustee or Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Dwight Krzywonski. 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, 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 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.

A handwritten signature in dark ink, appearing to read "Dwight Krzywonski", is written over a horizontal line.

Dwight Krzywonski, Trustee
3421 Bosque Blvd.
Waco, Texas 76710
254-725-8039