

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jul 11, 2016 AT 6:11P  
as Notice of Trustee Sale  
Total Fees : 8.00  
Receipt Number - 137194  
By: Melissa Munoz, Deputy

**Notice of Foreclosure Sale**

**OCTOBER 4, 2016**

**Deed of Trust ("Deed of Trust"):**

**Dated:** February 14, 2013

**Grantor:** LEE AULTON JONES

**Trustee:** GEORGE M. ROBINSON

**Lender:** J. B. LEWIS, SR. and DIANA L. LEWIS

**Recorded in:** Vol. 1601, Page 897 of the real property records of Freestone County, Texas

**Legal Description:** See Exhibit "A" attached hereto

**Secures:** NOTE ("Note") in the original principal amount of \$36,000.00, executed by LEE AULTON JONES ("Borrower") and payable to the order of Lender

**Trustee:** GEORGE M. ROBINSON

**Trustee's Address:** 129 South Mount, Fairfield, TX, 75840

**Foreclosure Sale:**

**Date:** Tuesday, October 4, 2016

**Time:** The sale of the Property will be held between the hours of 10:00 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:** South Entrance, Freestone County Courthouse, 118 East Commerce, Fairfield, Texas 75840

**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 J. B. LEWIS, SR. and DIANA L. LEWIS's 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, J. B. LEWIS, SR. and DIANA L. LEWIS, 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 of J. B. LEWIS, SR. and DIANA L. LEWIS's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with J. B. LEWIS, SR. and DIANA L. LEWIS'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.

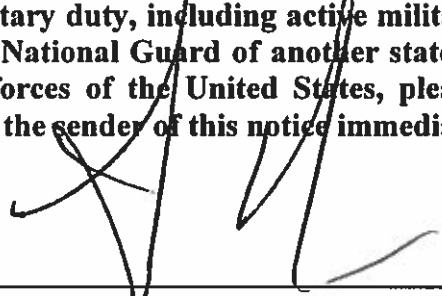
If J. B. LEWIS, SR. and DIANA L. LEWIS passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 J. B. LEWIS, SR. and DIANA L. LEWIS. 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.**



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GEORGE M. ROBINSON  
129 South Mount  
Fairfield, TX 75840  
Telephone (903) 389-2203  
Telecopier (903) 389-4542

Part One

EXHIBIT A

ALL that certain tract or parcel of land, situated in Freestone County, Texas, and a part of a tract of 156 acres set apart to E.F. Love in a partition deed appearing of record in Volume 73, Page 424, Deed Records of Freestone County, Texas, described as follows: A part of the R. GAINOR LEAGUE, designated as Block No. 2, of the LOVE SUBDIVISION of said 156 acres:

BEGINNING at a stake in the North edge of the old Fairfield and Cook's Ferry Road at the East corner of a tract of 2 acres conveyed by these Grantors to G.H. Richardson by deed dated November 29, 1943, Volume 139, Page 537, Deed Records of Freestone County, Texas, which beginning corner is N. 88-1/2 E. 208.7 feet from the South corner of said 156 acre tract;

THENCE N. 87-1/2 E. 104.35 feet with said road and the South line of said 156 acres to a stake, same being the South corner of a proposed Street;

THENCE due North 417-1/2 feet with the West line of said proposed Street to a stake;

THENCE S. 87-1/2 W. 104.35 feet to the North corner of said Richardson 2 acre tract;

THENCE due South 417-1/2 feet with the East line of said Richardson tract to the place of beginning, containing ONE acre of land, more or less and this is the same land conveyed by A.C. Love et al to E.J. Gilbert by deed dated April 12, 1947, and of record in Volume 192, Page 550, of the Deed Records of Freestone County, Texas.

and further described in a deed from E.J. Gilbert and wife, to Walter A. Clark and wife, by deed dated August 30, 1955, and recorded in Volume 262 Page 184, of the Deed Records of Freestone County, Texas, to which deed and its record reference is here made for all purposes.

Part Two

EXHIBIT A

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all that certain lot, tract or parcel of land, situated in Freestone County, Texas, and a part of a tract of 156 acres set apart to B. F. Love in a partition deed appearing of record, in Volume 73, page 424, Deed Records of Freestone County, Texas, and being a part of the REDDIN GAINER LEAGUE and being a part of BLOCK NO. 2 of the Love Subdivision of said 156 acres:

BEGINNING at a point on the West boundary of Love Street in the City of Fairfield, Freestone County, Texas, such point is North 297-1/2 ft. from the Northwest corner of the intersection of Love Street and the old Fairfield & Cook's Ferry Road (F.M. 488);  
THENCE North 60 ft. with the West line of Love Street to point for corner;  
THENCE South 87-1/2° West 104.35 ft. to point for corner;  
THENCE South 60 ft. to point for corner;  
THENCE South 87-1/2° East 104.35 ft. to point of beginning, and containing approximately fourteen (14%) percent of an acre.

And being the Southern one-half (1/2) of that parcel conveyed to C. L. Carroll by Dollye R. Blain Murray et vir, Eugene E. Murray by Warranty Deed dated June 27, 1978 and recorded in Vol. 507, page 318, of the Deed Records of Freestone County, Texas.