

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Oct 11, 2016 AT 02:00P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 138451
By: Melissa Munoz, Deputy

NOTICE OF TRUSTEE'S SALE

Date: October 11, 2016

Deed of Trust

Date: August 8, 2008

Grantor: CHARLES M. GREGORY and wife, SHARON J. GREGORY

Grantor's County: Freestone County, Texas

Lender: INCOMMONS BANK, N.A.

Trustee: GREG STUBBS

Substitute Trustee: CHRIS ROGERS

Substitute Trustee's Address: P.O. Box 510, Mexia,
Limestone County, Texas, 76667

Recording Information: Volume 1458, Page 902, Official Records of
Freestone County, Texas

Property:

All that certain lot, tract or parcel of land situated in the D. C. Cannon Survey, A-130, City of Teague, Freestone County, Texas, being 0.949 acre of land being a part of a called 22.1 acre tract described in a deed from Mary H. Dobbs et ux to J. R. Dobbs, Jr., dated November 13, 1963 and recorded in Volume 338, Page 90, Deed Records, Freestone County, Texas. Said 0.949 acre tract described to-wit:

BEGINNING at a ½" iron rod found at the base of a x-tie corner post at the southwest corner of said 22.1 acre tract in the east fence of the Teague Independent School District, Sally Monger School lot;

THENCE North 5 degrees 30 minutes East, 211.25 feet along said east line and fence to a ½" iron rod and cap, RPLS/MJR/1858, set in the south right of way of a asphalt street;

THENCE South 79 degrees 57 minutes 18 seconds East, 109.14 feet along said right of way to a ½" iron rod and cap set at bend and end of road;

THENCE South 78 degrees 15 minutes East, 145.70 feet to a ½" iron rod and cap set in the flowline of a creek, a 15 foot 20 inch concrete creek crossing bears north 4.0 feet;

THENCE South 33 degrees 55 minutes 24 seconds West, 213.65 feet along the middle of said creek to a ½" iron rod and cap set for corner in the north fence of said 20 acre tract;

THENCE North 84 degrees 03 minutes 47 seconds West, 151.94 feet along said fence to the point of beginning, containing 0.949 acre of land, more or less

Note

Date: August 8, 2008

Amount: TWO HUNDRED FORTY-TWO THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$242,100.00)

Borrower: CHARLES M. GREGORY and wife, SHARON J. GREGORY

Lender: INCOMMONS BANK, N.A.

Date of Sale of Property: November 1, 2016

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of the front steps of the Freestone County Courthouse (South Entrance) located in Fairfield, Freestone County, Texas.

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 NATION GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

GREG STUBBS is the Trustee under the Deed of Trust and has appointed CHRIS ROGERS as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will

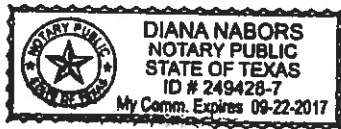
begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


CHRIS ROGERS, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 11th day of October, 2016, by CHRIS ROGERS, as Trustee on behalf of INCOMMONS BANK, N.A.




NOTARY PUBLIC, STATE OF TEXAS