



Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

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Instrument Number: 2304532

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: October 26, 2023 03:43 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$8.00

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\*\*\*\*\* 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: 2304532  
Receipt Number: 20231026000016  
Recorded Date/Time: October 26, 2023 03:43 PM  
User: Tammy R  
Station: CCLERK08

Record and Return To:

RESOLVE TRUSTEE SERVICES



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.

Renee Reynolds  
Freestone County Clerk  
Freestone County, TX

*Renee Reynolds*

**FILED FOR RECORD**

At \_\_\_\_\_, o'clock \_\_\_\_\_ M

**OCT 26 2023**

RENEE REYNOLDS

Clerk County Court, Freestone County, Texas

By \_\_\_\_\_

## Notice of Substitute Trustee Sale

T.S. #: 23-9559

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 1/2/2024

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM

Place: Freestone County Courthouse in CENTERVILLE, Texas, at the following location:  
Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840  
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,  
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

All of that certain lot, tract, or parcel of land situated in the J.Y. Aguilera Survey, Abstract 2, Freestone County, Texas, being all of a called 10.16 acre tract described by deed recorded in Volume 1718, Page 257 of the Freestone County Deed Records, and being more fully described by metes and bounds as follows;

BEGINNING at a found 1/2" iron rod for the Southeast corner of this tract located in the North R.O.W. of County Road 244;

THENCE S37°45'30"W 441.48 feet along said North R.O.W. to a set 1/2" iron rod for the Southwest corner of this tract located in the North R.O.W. of County Road 244 and the East R.O.W. County Road 243;

THENCE N40°23'17"W 996.27 feet along said East R.O.W to a set 1/2" iron rod for the Northwest corner of this tract;

THENCE N54°09'16"E 549.89 feet to a found 1/2" iron rod for the Northeast corner of this tract;

THENCE S32°43'04"E 869.82 feet along the line of directional control to the place of beginning and containing 10.42 acres of land.

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 10/15/2020 and is recorded in the office of the County Clerk of Freestone County, Texas, under County Clerk's File No 2020-2003392, recorded on 10/16/2020, of the Real Property Records of Freestone County, Texas.  
Property Address: 150 FREESTONE COUNTY RD OAKWOOD Texas 75855

Trustor(s): RUSSELL ALLMAN AND  
WHITNEY ALLMAN

Original  
Beneficiary:

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC  
(MERS) AS NOMINEE AS  
BENEFICIARY FOR AMCAP  
MORTGAGE, LTD., ITS  
SUCCESSORS AND ASSIGNS

Current Planet Home Lending, LLC

Loan Servicer: Planet Home Lending, LLC

T.S. #: 23-9559

**Beneficiary:**

**Current Auction.com, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Mollie**  
**Substituted McCoslin, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC**  
**Trustees:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by RUSSELL ALLMAN AND WHITNEY ALLMAN HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$114,977.00, executed by RUSSELL ALLMAN AND WHITNEY ALLMAN HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RUSSELL ALLMAN AND WHITNEY ALLMAN HUSBAND AND WIFE to RUSSELL ALLMAN AND WHITNEY ALLMAN. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Planet Home Lending, LLC**  
**321 Research Parkway**  
**Meriden, Connecticut 06450-8301**  
**(855) 884-2250**

T.S. #: 23-9559

Dated: October 26, 2023 Auction.com, Sharon St. Pierre Sheryl LaMont, Robert LaMont, David Sims,  
Mollie McCoslin, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC,

*Sharon St. Pierre*

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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: [www.auction.com](http://www.auction.com)

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department