



VG-1443-2024-2402301

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2402301

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 18, 2024 02:28 PM

Number of Pages: 3

" 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: 2402301
Receipt Number: 20240418000028
Recorded Date/Time: April 18, 2024 02:28 PM
User: Jamie M
Station: CCLERK01

Record and Return To:

MOLLY MCCOSLIN



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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 07/02/2024

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Freestone County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/20/2011 and recorded in the real property records of Freestone County, TX and is recorded under Clerk's File/Instrument Number 01105043, 1562, Page 25, with Philip B. Hutson and Reta F. Hutson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Philip B. Hutson and Reta F. Hutson, securing the payment of the indebtedness in the original amount of \$95,027.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBER FOUR (4) OF BLOCK NUMBER FOUR (4) OF THE TWIN CIRCLE ESTATES ADDITION TO THE CITY OF WORTHAM, FREESTONE COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION RECORDED IN CABINET A, ENVELOPE 35B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

FILED FOR RECORD

At 2:26 o'clock P M

APR 18 2024

RENEE REYNOLDS
Clerk County Court, Freestone County, Texas
By [Signature]



6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715

Mollie McCoslin
SUBSTITUTE TRUSTEE
Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre OR AUCTION.COM OR Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Evan Press OR Kirk Schwartz, Candace Sissac c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF Texas
COUNTY OF Freestone

Before me, the undersigned authority, on this day personally appeared Mollie McCoslin as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of April, 2024.



Kasi Wright
NOTARY PUBLIC in and for
Freestone COUNTY
My commission expires: Feb 26, 2027
Print Name of Notary:
KASI Wright

CERTIFICATE OF POSTING

My name is Mollie McCoslin and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 18, 2024 I filed at the office of the Freestone County Clerk and caused to be posted at the Freestone County courthouse this notice of sale.

Mollie McCoslin
Declarants Name: Mollie McCoslin
Date: 4-18-24