



VG-1443-2024-2405959

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2405959

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: October 31, 2024 03:15 PM

Number of Pages: 4

" 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: 2405959
Receipt Number: 20241031000014
Recorded Date/Time: October 31, 2024 03:15 PM
User: Jamie M
Station: CCLERK02

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 Gregory
Freestone County Clerk
Freestone County, TX

Renee Reynolds

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
See Exhibit "A"
- Security Instrument:** Deed of Trust dated June 8, 2022 and recorded on June 9, 2022 at Instrument Number 2202332 in the real property records of FREESTONE County, Texas, which contains a power of sale.
- Sale Information:** January 7, 2025, at 11:00 AM, or not later than three hours thereafter, at the front steps at the south entrance of the Freestone County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by VANESSA MCCLANE AND CHRISTOPHER MCCLANE secures the repayment of a Note dated June 8, 2022 in the amount of \$169,375.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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 MORTGAGEE OR MORTGAGE SERVICER.

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.



Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, Mollie McCoslin, Lori Garner, Harriett Fletcher, Mollie McCoslin, Robert LaMont, Kristopher Holub, Evan Press and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Mollie McCoslin, declare under penalty of perjury that on the 31st day of October, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FREESTONE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 20220961

A 0.675 ACRE TRACT OF LAND, IN THE G. BREWER LEAGUE, A-5, FREESTONE COUNTY, TEXAS, CONVEYED TO CANDICE N. GOSWICK & RICHARD GOSWICK, JR., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2021-2103661, DEED RECORDS, OF FREESTONE COUNTY, TEXAS, (D.R.F.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID GOSWICK TRACT, AT THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO JEFFREY & AMANDA LEWIS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1347, PAGE 280, D.R.F.C.T., IN THE NORTHEASTERLY LINE OF U.S. HIGHWAY 84 WEST, A 120' WIDE RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY 84 WEST, N 41° 45' 17" W, A DISTANCE OF 110.00 FEET, TO AN IRON PIPE FOUND, AT THE NORTHWEST CORNER OF SAID GOSWICK TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO ANGEL & STEPHANIE GARZA, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1712, PAGE 166, D.R.F.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GOSWICK TRACT, AND WITH SAID GARZA TRACT, N 51° 17' 00" E, A DISTANCE OF 293.35 FEET, TO AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID GOSWICK TRACT, IN THE WESTERLY LINE OF A TRACT OF LAND, CONVEYED TO DICKIE & GAIL MOORE, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1248, PAGE 764, D.R.F.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID GOSWICK TRACT, AND WITH SAID MOORE TRACT, S 31° 53' 54" E, A DISTANCE OF 97.48 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID GOSWICK TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID GOSWICK TRACT, AND WITH SAID LEWIS TRACT, S 48° 34' 35" W, A DISTANCE OF 276.26 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.675 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MAY 17, 2022.