



VG-1443-2025-2500033

**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2500033

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 07, 2025 11:42 AM

Number of Pages: 2

" 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: 2500033
Receipt Number: 20250107000011
Recorded Date/Time: January 07, 2025 11:42 AM
User: Jacey J
Station: CCLERK02

Record and Return To:

john malone



**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 TRUSTEE'S SALE

FILED FOR RECORD
At 11:30 o'clock a M

JAN 07 2025

Date: January 6, 2025

Trustee: John Malone

Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Centurion Financial Corporation

Note:

Date: March 11, 2016

Principal Amount: \$ 46,710.52

Borrower: Vyncent Jamal Gray and Lauren Brooke Cox

Mortgagee: Centurion Financial Corporation

Deed of Trust:

Date: March 11, 2016

Grantor: Vyncent Jamal Gray and Lauren Brooke Cox

Mortgagee: Centurion Financial Corporation

Recording Information: Document #1601031 in Volume 1686, Page 31 in the Official Public Records of Freestone County, Texas

Property: All that certain lot, tract or parcel of land being Lots Four (4), Five (5) and Six (6), Block Q, City of Teague, Freestone County, Texas, according to the plat recorded in Cabinet A, Envelope 12A & 12B, Plat Records of Freestone County, Texas, and more commonly known as: 803 N. 3rd Street, Teague, Freestone County, Texas 75840

County: Freestone

Date of Sale: February 4, 2025

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: at the front steps at the south entrance of the Freestone County Courthouse in Fairfield, 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 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.

John Malone is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

John Malone

JOHN MALONE, TRUSTEE (254) 772-3722

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By: *Renee Gregory*