



VG-1443-2025-2501114

**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2501114

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: March 11, 2025 01:13 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: 2501114
Receipt Number: 20250311000023
Recorded Date/Time: March 11, 2025 01:13 PM
User: Jamie M
Station: CCLERK02

Record and Return To:

TEXAS TRUSTEE TITLE LLC
P.O. BOX 6449

HOT SPRINGS NATIONAL PARK AR 71902



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

246 COUNTY ROAD 540
FAIRFIELD, TX 75840

00000010247377

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: April 01, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 27, 2022 and recorded in Document INSTRUMENT NO. 2204541 real property records of FREESTONE County, Texas, with ONYEMUCHE OKOLUGBO AND TRACEY OKOLUGBO, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ONYEMUCHE OKOLUGBO AND TRACEY OKOLUGBO, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$171,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



NTSS00000010247377

246 COUNTY ROAD 540
FAIRFIELD, TX 75840

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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST. PIERRE, LORI GARNER, MOLLIE MCCOSLIN, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, EVAN PRESS, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

246 COUNTY ROAD 540
FAIRFIELD, TX 75840

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FREESTONE

EXHIBIT "A"

TRACT DESCRIPTION: 1.583 ACRES TRACT, JESSE KORN SURVEY, FREESTONE COUNTY, TEXAS. OWNER: GEORGE D. COURTNEY ET UX VOL. 679, PG. 734, D.R.F.C.T.

FIELDNOTES FOR THAT CERTAIN 1.583 ACRES TRACT OF LAND SITUATED IN THE JESSE KORN SURVEY, A-15, FREESTONE COUNTY, TEXAS, BEING THAT CALLED 1.57 ACRES TRACT OF LAND DESCRIBED IN THE CORRECTION DEED DATED OCTOBER 17, 1984, FROM FREESTONE ENTERPRISES, INC. TO GEORGE D. COURTNEY ET UX RECORDED IN VOL. 679, PG. 734, DEED RECORDING OF FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD AT THE BASE OF A STEEL FENCE POST IN THE SOUTH MARGIN OF A COUNTY ROAD FOR NORTHWEST CORNER OF SAID 1.57 ACRES TRACT; AND NORTHEAST CORNER OF A CALLED 1.51 ACRES TRACT;

THENCE IN A NORTHEASTERLY DIRECTION WITH THE SOUTH MARGIN OF SAID ROAD N. 77° 54' 25" E. 69.72 FT. TO A FOUND 3/8" IRON ROD, AND N. 70° 00' 38" E. 130.18 FT. TO A 1/2" IRON ROD AT THE BASE OF A STEEL "T" POST FOR NORTHEAST CORNER OF SAID 1.57 ACRES TRACT;

THENCE IN A SOUTHERLY DIRECTION WITH THE EAST LINE OF SAID 1.57 ACRES TRACT, AS FOLLOWS: S. 24° 17' 45" E. 52.98 FT., A SET 1/2" IRON ROD, N. 77° 39' 45" E. 16.04 FT., A FOUND 3/8" IRON ROD, S. 20° 08' 55" E. 56.22 FT., A FOUND 1/2" IRON ROD, S. 55° 56' 54" W. 62.82 FT., A FOUND 3/8" IRON ROD, S. 32° 40' 28" E. 161.01 FT., A FOUND 1/2" IRON ROD, AND S. 7° 59' 30" E. 129.07 FT., TO A FOUND 3/8" IRON ROD AT THE BASE OF A STEEL "T" POST FOR SOUTHEAST-CORNER OF SAID 1.57 ACRES TRACT; THENCE S. 86° 39' 25" W. 152.32 FT. TO A FOUND 3/8" IRON ROD AT THE BASE OF STEEL "U" FENCE POST FOR SOUTHWEST CORNER OF SAID 1.57 ACRES TRACT, AND SOUTHEAST CORNER OF A CALLED 1.51 ACRES TRACT;

THENCE N. 23° 10' 34" E. 376.31 FT. WITH THE EAST LINE OF SAID 1.51 ACRES TRACT TO THE POINT OF BEGINNING, CONTAINING 1.583 ACRES.