

VG-1443-2025-2501501

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2501501

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 03, 2025 03:52 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: 2501501
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User: Jacey J
Station: CCLERK02

Record and Return To:

MOLLIE 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

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
DYER, GARY
ROUTE 2 BOX 190 A-FCR 97, MEXIA, TX 76667

CONVENTIONAL
Firm File Number: 25-042501

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 19, 2002, GARY GLEN DYER AND SPOUSE, ANGELA DYER, as Grantor(s), executed a Deed of Trust conveying to PATRICIA A. FIELDS, as Trustee, the Real Estate hereinafter described, to HOME TRUST COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of FREESTONE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2002935 Volume 1195, Page 835, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, June 3, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **FREESTONE COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Freestone, State of Texas:

BEING A 16.58 ACRES TRACT OF LAND SITUATED IN THE MARIA DECANTONA SURVEY, A-7, FREESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 16.58 ACRES TRACT DESCRIBED IN THE DEED DATED NOVEMBER 7, 2000 FROM BOBBY RAY GAUNTT, SR. ET UX TO THOMAS A. PETTYJOHN ET UX RECORDED IN VOL. 1139, PG 429, DEED RECORDS OF FREESTONE COUNTY, TEXAS (F.C.D.R.), SAID 16.58 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST MARGIN OF A COUNTY ROAD FCR 975 FOR THE NORTHWEST CORNER OF SAID PETTYJOHN TRACT AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE MORRIS CANNON ET UX RESIDUE OF A CALLED 30 ACRES TRACT OF RECORD IN VOL. 447, PG. 678, F.C.D.R. ;

THENCE S.87°45'24"E. WITH A FENCE AND THE NORTH LINE OF SAID PETTYJOHN TRACT, SAME BEING THE SOUTH LINE OF SAID CANNON TRACT, AT 177.55 FT. A 3" STEEL PIPE FENCE CORNER POST, IN ALL 1008.14 FT. TO A FOUND 1/2" IRON ROD AT THE BASE OF A 3" STEEL PIPE FENCE CORNER POST FOR THE NORTHEAST CORNER OF SAID PETTYJOHN TRACT AND THIS TRACT, SAME BEING AN OUTSIDE "ELL" CORNER IN THE WEST LINE OF THE RESIDUE OF THE LYNN CLAY MCKINNEY CALLED 47.6 ACRES TRACT ONE OF RECORD IN VOL. 738, PG. 825, F.C.D.R. ;

THENCE S. 1°45'33"W. 705.62 FT. WITH A FENCE AND THE EAST LINE OF SAID PETTYJOHN TRACT, SAME BEING THE WEST LINE OF SAID MCKINNEY RESIDUE TRACT TO A FOUND 1/2" IRON ROD AT THE BASE OF A 3" STEEL PIPE FENCE CORNER POST FOR THE SOUTHEAST CORNER OF SAID PETTYJOHN TRACT AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE LARRY L. POWELL CALLED 11.61 ACRES TRACT OF RECORD IN VOL. 613, PG. 826, F.C.D.R. ;

THENCE N. 89°13'00" W. (BASIS OF BEARING) 1002.24 FT. WITH A FENCE AND THE SOUTH LINE OF SAID PETTYJOHN TRACT, SAME BEING THE NORTH LINE OF SAID POWELL TRACT TO A FOUND 1/2" IRON ROD AT THE BASE OF A 3" STEEL PIPE FENCE CORNER POST IN THE EAST MARGIN OF SAID ROAD FOR THE SOUTHWEST CORNER OF SAID PETTYJOHN TRACT AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID POWELL TRACT;

THENCE N. 1°17'17"E. 731.23 FT. WITH THE EAST MARGIN OF SAID ROAD AND THE WEST LINE OF SAID PETTYJOHN TRACT TO THE POINT OF BEGINNING, CONTAINING 16.58 ACRES.

Property Address:	ROUTE 2 BOX 190-A FCR 975 MEXIA, TX 76667
Mortgage Servicer:	NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee:	FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-1

601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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.


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

SUBSTITUTE TRUSTEE

Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day April 2, 2025.



By: 
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
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Houston, TX 77040
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Attorneys for Federal Home Loan Mortgage Corporation,
as Trustee for Freddie Mac Seasoned Loans Structured
Transaction Trust, Series 2021-1

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 military service to the sender of this notice immediately.

FILED FOR RECORD
At 3:49 o'clock P M

APR 03 2025

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By: 