



VG-1443-2025-2501434

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2501434

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: March 31, 2025 02:06 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.

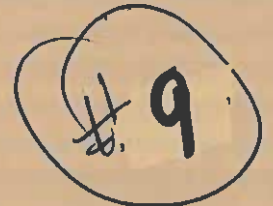
File Information:

Document Number: 2501434
Receipt Number: 20250331000020
Recorded Date/Time: March 31, 2025 02:06 PM
User: Jennifer F
Station: CCLERK02

Record and Return To:

MOLLY MCCOSLIN
501 E MAIN STREET

WORTHAM TX 76693



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 [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: 05/06/2025

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 December 30, 2003 and recorded in the real property records of Freestone County, TX and is recorded under Clerk's Book 1263, Page 53, Instrument number 04000092, with Terry Nunley and Christina Gail Watson Nunely (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Terry Nunley and Christina Gail Watson Nunely, securing the payment of the indebtedness in the original amount of \$78,280.00, 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 LOTS NUMBER SEVENTY-THREE (73) AND SEVENTY-FOUR (74) OF THE LAKEWOOD SUBDIVISION OF FREESTONE COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT OF SAID LAKEWOOD SUBDIVISION RECORDED IN CABINET "A", ENVELOPE 76-B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

FILED FOR RECORD

At 2 o'clock P M

MAR 31 2025

RENEE GREGORY

Clerk County Court, Freestone County, Texas

By 

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.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq. or Carson Emmons, Esq. or AWEST OR Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

3/27/2025

Executed on

/s/Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

3/31/25
Executed on


SUBSTITUTE TRUSTEE

Agency Sales & Posting

Mollie McCoslin, Lori Garner, Sheryl LaMont,
Harriett Fletcher, Allan Johnston, Sharon St. Pierre,
Ronnie Hubbard OR AUCTION.COM OR Christine
Wheless, Phillip Hawkins, Kevin Key or Jay Jacobs
1320 Greenway Drive, Suite 300
Irving, TX 75038

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 3/31/25 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: Mollie McCoslin

Date: 3/31/25