



VG-1443-2025-2501657

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2501657

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 14, 2025 01:08 PM

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: 2501657
Receipt Number: 20250414000014
Recorded Date/Time: April 14, 2025 01:08 PM
User: Jamie M
Station: CCLERK02

Record and Return To:

DENYSE CREWS



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

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. *Property to Be Sold.* The property to be sold is described as follows: Being that certain real property located in Freestone County, Texas, which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference for all purposes.

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated June 9, 2023, in the original amount of \$129,900.00 being executed by Coker Dillard Holdings, LLC and JAM Home Solutions, LLC, and being recorded in Instrument No. 2023-2302405 in Freestone County, together with any other provision of the Promissory Note agreement between Coker Dillard Holdings, LLC and JAM Home Solutions, LLC and Yesenia Marisol Abarca De Umana dated June 9, 2023, in the event of a default.

FILED FOR RECORD
At 1:04 o'clock P M

3. *Date, Time, and Place of Sale.*

Date: 05/06/202

APR 14 2025

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.

RENEE GREGORY

Place: The front steps at the South entrance of Freestone County Courthouse or if the proceeding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Clerk County Court, Freestone County, Texas

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Yesenia Marisol Abarca De Umana as Grantors and Coker Dillard Holdings, LLC and JAM Home Solutions, LLC as Grantee, which provides that it secures the payment of the indebtedness in the original principal amount of \$129,900.00 and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Coker Dillard Holdings, LLC and JAM Home Solutions, LLC is the current mortgagee of the note and deed of trust.

Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 14th day of April, 2025

Denyse Crews

Denyse Crews

Substitute Trustee

CRM # 9589 0710 5270 2334 1639 15 Property Address
CRM # 9589 0710 5270 2414 7164 20 Mailing Address

c/o Neighborhood Partner, Inc. 9129 Belshire Dr #100 North Richland Hills, TX 76182