



\*VG-1443-2025-2502957\*

Freestone  
County  
Renee Gregory  
Freestone County  
Clerk

Instrument Number: 2502957

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: June 12, 2025 03:16 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: 2502957  
Receipt Number: 20250612000026  
Recorded Date/Time: June 12, 2025 03:16 PM  
User: Jacey J  
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 TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 04, 2023 and recorded under Clerk's File No. 2023-2303176, in the real property records of FREESTONE County Texas, with Joseph Jordal and Tami Sharp, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for ML Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Joseph Jordal and Tami Sharp, husband and wife securing payment of the indebtedness in the original principal amount of \$224,730.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Joseph Jordal, Tami Sharp. Paramount Residential Mortgage Group, Inc. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

### Legal Description:

**ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J.C. FREEMAN SURVEY, ABSTRACT NO. 748, FREESTONE COUNTY, TEXAS, AND BEING ALL OF THE BOBBY & MATRACA DRISKELL 5. 24 ACRE TRACT, DESCRIBED BY DEED, RECORDED IN DEED NO. 2002806 OF THE OFFICIAL PUBLIC RECORDS OF FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

**Date of Sale: 08/05/2025**

**Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: FREESTONE County Courthouse, Texas at the following location: The front steps at the south entrance of the Freestone County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Kevin Key, Jay Jacobs, Christine Wheeless, Phillip Hawkins, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Evan Press, Mollie McCoslin, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 06/10/2025.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Mollie McCoslin

Printed Name: Mollie McCoslin

C&M No. 44-25-01583

FILED FOR RECORD  
At 3:14 o'clock PM

JUN 12 2025

RENEE GREGORY  
Clerk County Court, Freestone County, Texas  
By Jacey Jones

**EXHIBIT A**  
**Legal Description**

The land hereinafter referred to is situated in the City of Streetman, County of Freestone, State of TX, and is described as follows:

All that certain lot, tract, or parcel of land situated in the J.C. FREEMAN SURVEY, ABSTRACT NO. 748, Freestone County, Texas, and being all of the Bobby & Matraca Driskell 5.24 acre tract, described by Deed, recorded in Deed No. 2002806 of the Official Public Records of Freestone County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** on a ½" IRON ROD FOUND in the East Right-of-Way of Farm-to Market Highway No. 80 for the southwest corner of this tract, and being the northwest corner of the Jesus J. Davila-Perez 10.33 acre tract, described by Deed, recorded in Volume 1475, Page 816 of said Deed Records;

**THENCE** generally along a fence with the East line of said Highway and the West line of this tract as follows: N 07° 24' 04" W 328.82 feet to a ½" IRON ROD SET for an angle corner and beginning of a curve to the left, having a Delta Angle of a 15° 23' 36", Radius of 1345.79 feet, a Chord of N 17° 32' 50" W 360.48 feet, for a Length of 361.56 feet to a ½" IRON ROD SET for the end of curve, N 24° 12' 14" W 47.41 feet to a POINT at the intersection of said Right-of-Way and center line of a Creek for the northwest corner;

**THENCE** with the center line of said Creek as follows: S 79° 30' 52" E 82.24 feet, S 86° 11' 15" E 45.49 feet, S 45° 58' 31" E 22.43 feet, S 26° 59' 27" W 72.71 feet, S 62° 12' 29" E 53.49 feet, N 57° 35' 59" E 37.37 feet, N 86° 05' 04" E 75.99 feet, S 56° 47' 57" E 38.59 feet, S 05° 25' 13" E 66.30 feet, S 32° 16' 07" E 57.02 feet, S 22° 26' 49" W 33.60 feet, S 47° 22' 19" E 41.02 feet, N 73° 33' 06" E 26.01 feet, S 39° 06' 54" E 48.43 feet, N 51° 19' 10" E 19.05 feet, N 01° 12' 36" W 4.17 feet, N 11° 28' 24" W 40.94 feet, N 26° 41' 49" E 107.46 feet, N 45° 10' 50" W 32.77 feet, N 41° 06' 25" E 79.98 feet, S 79° 28' 00" E 42.09 feet, S 48° 22' 13" E 71.15 feet, S 06° 49' 17" W 50.15 feet, S 18° 46' 31" E 65.99 feet, S 41° 56' 12" E 97.30 feet, S 22° 18' 16" E 73.17 feet to a POINT for the southeast corner of this tract, located in the north line of said Davila-Perez tract; **REFERENCE:**

S 58° 36' 15" W 25.00 feet to a ½" IRON ROD SET on the west bank of said Creek;

**THENCE** S 58° 36' 15" W 611.94 feet generally along a fence with the north line of said Davila-Perez acre tract, and the north line of this tract to the PLACE OF BEGINNING and containing within this description 5.206 ACRES OF LAND.

**Note:** The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.