



\*VG-1443-2026-2600797\*

**Freestone  
County  
Renee Gregory  
Freestone County  
Clerk**

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**Instrument Number: 2600797**

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: February 20, 2026 08:25 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$8.00

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**\*\*\*\*\* 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: 2600797  
Receipt Number: 20260220000003  
Recorded Date/Time: February 20, 2026 08:25 AM  
User: Jamie M  
Station: CCLERK02

**Record and Return To:**

RESOLVE TRUSTEE SERVICES, LLC  
906 W MCDERMOTT, STE. 116-242  
ALLEN TX 75013



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 Gregory*

Our Case No. 25-07185-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF FREESTONE

**Deed of Trust Date:**  
March 17, 1992

**Property address:**  
805 CORSICANA ST  
TEAGUE, TX 75860

**Grantor(s)/Mortgagor(s):**  
MARY L. VAUGHN, A SINGLE WOMAN

**LEGAL DESCRIPTION:** Being Lots Number Thirteen (13) and Fourteen (14) in Block Number Seven (7) of the Colonial Hills Addition to the City of Teague, Texas, according to Map and Plat thereof recorded in Vol. 25, Page 633, Deed Records, Freestone County, Texas.

**Original Mortgagee:**  
THE UNITED STATES OF AMERICA ACTING THROUGH THE  
RURAL HOUSING SERVICE OR SUCCESSOR AGENCY,  
UNITED STATES DEPARTMENT OF AGRICULTURE, ITS  
SUCCESSORS AND ASSIGNS

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

**Current Mortgagee:**  
UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,  
UNITED STATES DEPARTMENT OF AGRICULTURE

**Date of Sale:** APRIL 7, 2026

**Property County:** FREESTONE

**Original Trustee:** NEAL SOX JOHNSON

**Recorded on:** March 18, 1992  
**As Clerk's File No.:** 1222  
**Mortgage Servicer:**  
UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,  
UNITED STATES DEPARTMENT OF AGRICULTURE

**Substitute Trustee:**  
Heather Golden, Allan Johnston, David Sims, Robert La Mont,  
Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC,  
Resolve Trustee Services, LLC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Heather Golden, Allan Johnston, David Sims, Robert La Mont, Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2026** 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840 as 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 was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

**ACTIVE MILITARY SERVICE NOTICE**

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND,

2-19-26

MARINOSCI LAW GROUP, P.C.  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michael Sch-12, the undersigned officer, on this, the 19 day of FEB 2026, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 9-30-29  
Michael Schulz  
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH Return to:  
THE RURAL HOUSING SERVICE, ITS SUCCESSORS  
AND ASSIGNS, UNITED STATES DEPARTMENT OF  
AGRICULTURE  
3775 VENTURE DRIVE  
DULUTH, GA 30096  
Our File No. 25-07185

MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

Posted by: Sharon Pierre  
2/20/2026 Sharon St. Pierre  
Substitute Trustee