



VG-1443-2020-2002931

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2002931

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 14, 2020 02:51 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: 2002931
Receipt Number: 20200914000023
Recorded Date/Time: September 14, 2020 02:51 PM
User: Melissa S
Station: Clerk Station

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.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

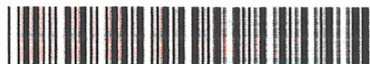
Freestone County Texas Home Equity Security Instrument

Date of Security Instrument: January 31, 2005
Amount: \$45,588.34
Grantor(s): WALTER RAY WATKINS SR A SINGLE PERSON
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: REVOLVE CAPITAL GROUP, LLC
Original Trustee: S HUMPHREY
Mortgage Servicer and Address: FCI LENDER SERVICES, INC.
8180 EAST KAISER BLVD.
ANAHEIM, CA 92808
Recording Information: Recorded on 2/9/2005, as Instrument No. 05001222 in Book
01311 Page 00172 Freestone County, Texas
Legal Description: TRACT NO. 1: BEGINNING AT THE NE CORNER OF THE
THOMAS FERGUSON'S BUTLER HOME PLACE;
THENCE N. 200 YARDS TO CORNER IN THE N LINE OF
THE 20 ACRE TRACT; THENCE W. WITH AND ALONG
MY NORTH LINE 85 YDS AND MORE COMPLETELY
DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale: 10/6/2020
Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Freestone County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Final Judgment was entered on 6/8/2020, under Cause No. CV 18-388-B, in the 87th Judicial District Judicial District Court of Freestone County, Texas;

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 MOLLIE MCCOSLIN, LORI GARNER, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as



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provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.


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 begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 9/1/2020.



By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

LEGAL DESCRIPTIO:

89327/161

TRACT NO. 1: BEGINNING AT THE NE CORNER OF THE THOMAS J. FERGUSON'S BUTLER HOME PLACE; THENCE N. 200 YARDS TO CORNER IN THE N LINE OF THE 20 ACRE TRACT; THENCE W. WITH AND ALONG MY NORTH LINE 85 YDS. TO MY NW CORNER; THENCE S. ON MY W. LINE TO THOS. J. FERGUSON'S NW CORNER; THENCE E. WITH IS N. LINE 69-2/3 YDS. TO THE PLACE OF BEGINNING, CONTAINING 3-913/4940 ACRES OF LAND, MORE OR LESS, BEING THE SAME LAND DESCRIBED IN A DEED FROM NAOMI EDWARDS TO THOS. J. FERGUSON DATED AUGUST 6, 1912, AND RECORDED IN VOL. 39, PAGE 132 OF THE DEED RECORDS OF SAID COUNTY. TRACT NO. 2: BEGINNING AT THE SW CORNER OF MY MOBLEY OR DUNCAN 20 ACRE FARM ON THE PUBLIC ROAD, THIS BEING THE SE CORNER OF THE THOS. J. FERGUSON'S LOT; THENCE E. WITH PUBLIC ROAD 24 YDS. TO STAKE FOR CORNER ON PUBLIC ROAD; THENCE N. OR NE TO CORNER STAKE 150 YDS. FROM PUBLIC ROAD IN FIELD; THENCE W. 69-2/3 YDS. TO THE E. LINE 70 YDS. TO THE NW CORNER OF THOS. J. FERGUSON'S LOT; THENCE E. ON AND WITH FERGUSON'S N. LINE 40-2/3 YDS. TO FERGUSON'S NE CORNER; THENCE S. WITH FERGUSON'S E. LINE, 80 YDS. TO THE PLACE OF BEGINNING, CONTAINING 1-201/494 ACRES, MORE OR LESS; BEING THE SAME LAND BEING DESCRIBED IN A DEED FROM NAOMI EDWARDS TO THOMAS J. FERGUSON DATED OCTOBER 17, 1910, AND RECORDED IN VOLUME 34, PAGE 513 OF SAID RECORDS. TRACT NO. 3: BEGINNING AT THE SW CORNER OF SAID 20 ACRE TRACT ON MAIN STREET A STAKE; THENCE N. 4 E. 75-1/8 VRS. WITH W. LINE OF SAID 20 ACRE TRACT A STAKE FOR CORNER; THENCE S. 82 E. 37-1/2 VRS. A STAKE FOR CORNER; THENCE S. 4 W. 75-1/2 VRS. A STAKE FOR LINE ON MAIN STREET; THENCE S. 82 W. WITH MAIN STREET 37-1/2 VRS. TO PLACE OF BEGINNING, CONTAINING 1/2 ACRES, MORE OR LESS; BEING THE SAME LAND DESCRIBED IN A DEED FROM G. T. DUNCAN ET UX TO T. J. FERGUSON, DATED FEBRUARY 14. TRACT NO. 4: BEGINNING AT THE SOUTHWEST CORNER OF A LOT I SOLD TO W. L. EDWARDS, JR.; THENCE WEST WITH BUTLER AND FAIRFIELD PUBLIC ROAD TO SOUTHEAST CORNER OF THE T. J. FERGUSON LAND 35-1/2 YDS; THENCE FROM T. J. FERGUSON'S SE CORNER NORTH WITH FERGUSON'S LINE 225 YDS. TO CORNER ON FERGUSON'S E. LINE; THENCE E. WITH FERGUSON'S S. LINE TO R. K. KILLOUGH'S NORTHWEST CORNER 31 YDS; THENCE S. WITH KILLOUGH'S WEST LINE 198 YDS. TO NORTHEAST CORNER OF W. L. EDWARDS, JR.'S LOT; THENCE WEST 42 FT. TO W. L. EDWARDS, JR.'S NORTHWEST CORNER; THENCE 81 FEET WITH EDWARD'S W. LINE TO THE BEGINNING AND CONTAINING 2 ACRES OF LAND, MORE OR LESS AND BEING THE SAME LAND DESCRIBED IN DEED FROM BUTLER COMMON SCHOOL DISTRICT NO. 17 OF FREESTONE COUNTY ET AL TO R. G. JENKINS, DATED MARCH 18, 1941, AND RECORDED IN VOLUME 160, PAGE 369, OF SAID RECORDS. TRACT NO. 5: BEGINNING ON THE (OLD) PUBLIC ROAD WHERE THE FENCE (THEN) CONNECTED TO OR WITH THE SAME AND ON THE WEST SIDE OF R. K. KILLOUGH'S STOREHOUSE; THENCE W. WITH SAID ROAD 40 FT. SAID LINE BEING ON NORTH SIDE AND RUNNING WITH SAID ROAD; THENCE NORTH 82 FEET TO CORNER; THENCE EAST. TO THE WEST

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LINE OF A 2 ACRE LOT SAID BY MRS. NAOMI EDWARDS TO R. K. KILLOUGH THE 19TH DAY OF JANUARY A. D. 1917, 41 OR 42 FEET; THENCE SOUTH WITH AND ON SAID WEST LIE TO SAID R. K. KILLOUGH'S STOREHOUSE; THENCE WEST ON SAID KILLOUGH'S OR THE W. END OF SAID STOREHOUSE TO CORNER THE NW CORNER OF STOREHOUSE, APPROX. 2 FEET.; THENCE SOUTH ON WEST SIDE AND WITH SAID STOREHOUSE LINE TO THE PLACE OF BEGINNING AND CONTAINING 15/100TH OF AN ACRE OF LAND, MORE OR LESS AND BEING THE SAME LAND DESCRIBED IN DEED FROM T. N. KILLOUGH ET UX TO R. G. JENKINS, DATED FEBRUARY 3, 1932, RECORDED IN VOLUME 121, PAGE 35, OF SAID RECORDS.

Tax ID# 0029-00059-01000-000000

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FILED FOR RECORD IN
 Freestone County
 Mary Lynn White
 COUNTY CLERK
 ON: Feb 09, 2005 AT 01:05P
 as Recordings
 Document Number: 05001222
 Total Fees : 22.00
 Receipt Number - 57354
 By: Vicki Hayes, Deputy