



VG-1443-2021-2103843

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 2103843

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: October 22, 2021 01:21 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: 2103843
Receipt Number: 20211022000013
Recorded Date/Time: October 22, 2021 01:21 PM
User: Belinda C
Station: Clerk Station

Record and Return To:

HEATH & 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 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 OR 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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN FREESTONE COUNTY, TEXAS, BEING A LOT 115 FEET BY 125 FEET AND BEING ALL OF LOTS NO. SIX (6) AND SEVEN (7) AND THE SOUTHEAST 15 FEET OF LOT NO. EIGHT (8) AND THE NORTHERLY 10 FEET OF THE ABANDONED 20-FOOT ALLEY LYING SOUTH OF THE LOTS HEREIN DESCRIBED, BEING A PART OF BLOCK NO. SEVENTY-TWO (72) OF THE CITY OF WORTHAM, ACCORDING TO THE PLAT OF SAID CITY DRAWN BY THEO KOSSE OF RECORD IN FREESTONE COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NO. SIX;

THENCE SOUTHWESTERLY 125 FEET, AT 115 FEET PASS THE SOUTHEAST CORNER OF LOT NO. 6, CONTINUE SAME COURSE 10 FEET TO A POINT IN THE CENTER OF THE ABANDONED 20-FOOT ALLEY;

THENCE NORTHWESTERLY WITH THE CENTER OF SAID ABANDONED ALLEY A DISTANCE OF 115 FEET;

THENCE NORTHEASTERLY, AT 10 FEET INTERSECT THE SOUTHWEST LINE OF LOT NO. 8, CONTINUE SAME COURSE 115 FEET, FOR A TOTAL DISTANCE OF 125 FEET, A STAKE IN THE NORTHEAST LINE OF LOT NO. 8;

THENCE SOUTHEASTERLY, AT 15 FEET PASS THE NORTHEAST CORNER OF LOT NO. 8, BEING THE NORTHWEST CORNER OF LOT NO. 7 AT 65 FEET PASS THE NORTHEAST CORNER OF LOT NO. 7, AT 65 FEET PASS THE NORTHEAST CORNER OF LOT NO. 7, BEING THE NORTHWEST CORNER OF LOT NO. 6, AT 115 FEET THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/22/2009 and recorded in Book 01489 Page 00485 Document 00903519 real property records of Freestone County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 12/07/2021

Time: 10:00 AM

Place: Freestone County, Texas at the following location: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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.

5. *Obligations Secured.* The Deed of Trust executed by TRINIDAD ROBERTO GARCIA AND BARBARA ANN GARCIA, provides that it secures the payment of the indebtedness in the original principal amount of \$49,440.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.

FILED FOR RECORD
At 1 o'clock P M
OCT 22 2021

LINDA JARVIS
Clerk County Court, Freestone County, Texas
BY [Signature]





Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Mollie McCoslin whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 10-22-21 I filed this Notice of Foreclosure Sale at the office of the Freestone County Clerk and caused it to be posted at the location directed by the Freestone County Commissioners Court.