

VG-1443-2021-2100653

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2100653

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: February 25, 2021 04:03 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: 2100653
Receipt Number: 20210225000017
Recorded Date/Time: February 25, 2021 04:03 PM
User: LaVerne M
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

SELECT PORTFOLIO SERVICING, INC. (SPS)
BARRENTINE, PAMELA
613 SOUTH 10TH AVENUE, TEAGUE, TX 75860

CONVENTIONAL
Firm File Number: 20-036393

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 10, 2005, PAMELA D BARRENTINE AND HERBERT F BARRENTINE, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN in payment of a debt therein described. The Deed of Trust was filed in the real property records of FREESTONE COUNTY, TX and is recorded under Clerk's File/Instrument Number 05007841 Volume 01341, Page 00001, to which reference is herein made for all purposes.

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 6, 2021** 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 said Real Estate in the area designated by the Commissioners Court, of Freestone 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Freestone, State of Texas:

BEING LOTS ONE (1), TWO (2) AND THREE (3), BLOCK TWO (2), CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID CITY AS DRAWN BY W.H. PAGE, RECORDED IN VOL. 23, PG. 640, DEED RECORDS OF FREESTONE COUNTY, TEXAS.

Property Address: 613 SOUTH 10TH AVENUE
TEAGUE, TX 75860
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED
HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-
BACKED CERTIFICATES, SERIES 2006-FFH1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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.



SUBSTITUTE TRUSTEE

Lori Garnea, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont or David Sims, Allan Johnston or Ronnie Hubbard
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.