



Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2104423

Foreclosure Posting
NOTICE OF FORECLOSURE

Recorded On: November 30, 2021 01:34 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: 2104423
Receipt Number: 20211130000005
Recorded Date/Time: November 30, 2021 01:34 PM
User: Tammy R
Station: Clerk Station

Record and Return To:

TEXAS TRUSTEE & TITLE LLC
PO BOX 6449
HOT SPRINGS NATIONAL PARK AR 71902



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 Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds (28)

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. Date, Time, and Place of Sale.

Date: January 04, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 17, 2003 and recorded in Document VOLUME 01258, PAGE 00718 real property records of FREESTONE County, Texas, with LETA L. JACKSON AND WILLIAM T JACKSON, grantor(s) and JACKSONVILLE SAVINGS BANK, SSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LETA L. JACKSON AND WILLIAM T JACKSON, securing the payment of the indebtednesses in the original principal amount of \$147,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806

FILED FOR RECORD
At 1:30 o'clock P M

NOV 30 2021

RENEE REYNOLDS
Clerk County Court, Freestone County, Texas
By [Signature]



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Ryan Bourgeois



Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11/30/2021 I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 11/30/2021

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 5.00 ACRES OF LAND, SITUATED IN THE M. BATEMAN SURVEY, ABSTRACT 83, FREESTONE COUNTY, TEXAS, BEING A PART OF THE SAME 35.45 ACRES OF LAND CONVEYED BY C. E. NEAL, JR., TRUSTEE, TO HAROLD REID MCANNALLY AND WIFE, JENNIE MAE MCANALLY, DATED FEBRUARY 5, 1969, RECORDED IN VOLUME 386, PAGE 802, D.R.F. CO., TEXAS. SAID 5.00 ACRE TRACT DESCRIBED TO-WIT;

BEGINNING AT A FOUND 3/8" ROD, PER DEED, AT THE BASE OF A 24" POST OAK TREE IN THE EAST LINE OF F.M. ROAD 488, FOR THE SOUTH WEST CORNER OF SAID 35.45 ACRE TRACT;

THENCE NORTH 11 DEGREES 47 MINUTES E, 313.13 FEET, WITH SAID EAST LINE OF F.M. ROAD 488, AS FENCED TO A 1" IRON PIPE SET FOR THIS NORTH CORNER;

THENCE NORTH 60 DEGREES 16 MINUTES, E, 695.57 FEET, TO 1" IRON PIPE SET FOR CORNER;

THENCE SOUTH 11 DEGREES 47 MINUTES W, 313.13 FEET, TO A 1" IRON PIPE SET IN THE SOUTHERLY LINE OF SAID 35.45 ACRE TRACT;

THENCE SOUTH 60 DEGREES 16 MINUTES W 695.57 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.