



**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2203794

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 08, 2022 02:40 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: 2203794
Receipt Number: 20220908000070
Recorded Date/Time: September 08, 2022 02:40 PM
User: Melissa S
Station: CCLERK02

Record and Return To:

service link



**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

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27163

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/31/2020, Cherree R. Roscoe, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as Nominee For Carrington Mortgage Services, LLC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$78,282.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as Nominee For Carrington Mortgage Services, LLC., which Deed of Trust is Recorded on 8/3/2020 as Volume 2002355, Book , Page , in Freestone County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **109 FREESTONE COUNTY RD. 321 OAKWOOD, TX 75855**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Lori Garner, Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard** , **Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **12/6/2022 at 11:00 AM**, or no later than three (3) hours after such time, in **Freestone County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit 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 THIS NOTICE IMMEDIATELY.

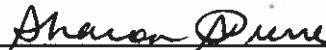
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 9/7/2022

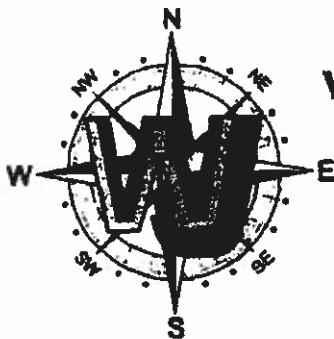
WITNESS, my hand this September 8, 2022



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806



By: Substitute Trustee(s)
Lori Garner, Mollie McCoslin, Robert LaMont,
Sheryl LaMont, Harriett Fletcher, Allan Johnston,
Sharon St. Pierre, Ronnie Hubbard
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806



**WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
TBEELS FIRM NO. 10025300**

**SURVEYED 0.488 ACRES
H.A. BOYD SURVEY, A-69
FREESTONE COUNTY, TEXAS
J20-0706**

June 23rd, 2020

All that certain lot, tract or parcel of land within the H.A. BOYD Survey, Abstract No. 69, Freestone County, Texas, and being all of a called 0.50 acre tract conveyed to Neal Nealy as described and recorded in Document No. 2019-1901114, of the Deed Records, Freestone County, Texas, and this 0.488 acre tract being more fully described as follows:

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983

BEGINNING at a 1/2" Iron Rod found for the West corner of herein described tract, same being the Northwest corner of a called 2 acre tract conveyed to Pearl Roberts Estate as described and recorded in Volume 1194, Page 44;

THENCE North 57 deg. 18 min. 31 sec. East with a chain link fence a distance of 94.90 feet to a Fence Corner found for a corner of herein described tract;

THENCE South 32 deg. 38 min. 59 sec. East with a chain link fence a distance of 49.06 feet to a Fence corner found for a corner of herein described tract;

THENCE North 58 deg. 37 min. 54 sec. East with a chain link fence a distance of 118.46 feet to a point for the North corner being near the centerline of County Road No. 321, from which a 1/2" Iron Rod found bears South 58 deg. 37 min. 54 sec West - 18.91 feet;

THENCE South 31 deg. 23 min. 36 sec. East with the centerline of County Road No. 321 a distance of 76.30 feet to a point for the East corner of herein described tract;

THENCE South 57 deg. 22 min. 07 sec. West passing a 1/2" Iron Rod found at a distance of 20.79 feet continuing a total distance of 211.25 feet to a Fence corner found for the South corner of herein described tract, being in the East boundary line of said 2 acre tract;

THENCE North 32 deg. 49 min. 41 sec. West with the East boundary line of said 2 acre tract a distance of 127.85 feet, to the POINT OF BEGINNING AND CONTAINING 0.488 ACRES OF LAND.

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in June, 2020, and is being submitted along with a Plat of said tract herein described.


Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789



EXHIBIT "A"