



\*VG-1443-2022-2203255\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2203255**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: August 02, 2022 11:13 AM

Number of Pages: 5

**" 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: 2203255  
Receipt Number: 20220802000014  
Recorded Date/Time: August 02, 2022 11:13 AM  
User: Dawn M  
Station: CCLERK01

**Record and Return To:**

AILLS CIVIL PROCESS



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

**NOTICE OF FORECLOSURE SALE  
("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.**

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**DATE OF NOTICE:** August 2, 2022

**INSTRUMENT TO BE  
FORECLOSED:**

Deed of Trust ("Deed of Trust")

**DATED:** March 9, 2020

**GRANTOR:** Aleena May Kinser

**TRUSTEE:** Ashleigh Renfro

**LENDER:** Yarleque Investments, LLC

**CURRENT  
HOLDER:** Yarleque Investments, LLC

**RECORDED IN:** Deed of Trust is recorded under Document Number 2020-2001980 of the real property records of the Freestone County, Texas, real property records.

**LEGAL DESCRIPTION &  
PROPERTY TO BE SOLD:**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING LOTS 11 AND 12, BLOCK 113, IN THE ORIGINAL TOWN SITE OF THE CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT RECORDED OF SAID CITY AS DRAWN BY W.H. PAGE, RECORDED IN CABINET A, ENVELOPE 12A & 12B OF THE PLAT RECORDS OF FREESTONE COUNTY, TEXAS ON FILE IN THE OFFICE OF THE COUNTY CLERK AT THE FREESTONE COUNTY COURTHOUSE IN THE CITY OF FAIRFIELD, TEXAS.

**(More commonly known as: 115 Adams Street, Teague, Texas 75860)**

**OBLIGATIONS SECURE:**

Deed of Trust or Contract Lien executed by Aleena May Kinser, securing the payment of the indebtedness in the original principal amount of \$14,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) any and all and all modifications, renewals, and extensions of the Promissory Note. Yarleque Investments, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

**DATE, TIME, AND PLACE OF FORECLOSURE SALE:**

**DATE:** September 6, 2022

**TIME:** The earliest time the sale will begin is 1:00 P.M., but not later than three (3) hours after such time

**PLACE:** *THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S COURT*

**TERMS OF SALE:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be by credited against the indebtedness secured by the lien of the Deed of Trust

**SUBSTITUTE TRUSTEE(S):** Ashleigh Renfro, AND/OR Sarah Colavito AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Yarleque Investments, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Yarleque Investments, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Yarleque Investments, LLC's, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Yarleque Investments, LLC, passes the Foreclosure Sale, notice of the date of any

rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Yarleque Investments, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**THIS INSTRUMENT HEREBY 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.**

**Name and Address of Sender of Notice:**

Renfro Law, PLLC (formerly Renfro Hausheer, PLLC)

By: Ashleigh Renfro

10226 Midway Road

Dallas, Texas 75229

1.972.708.4425

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

*[CONTINUED ON FOLLOWING PAGE]*

Renfro Law, PLLC  
(formerly Renfro Hausheer, PLLC)



By: Ashleigh Renfro  
Attorney & Substitute Trustee  
Texas Bar No. 24093029  
10226 Midway Road  
Dallas, Texas 75229  
Telephone (972) 708-4425  
Fax (972) 521-6413  
[ashleigh@renfrolawtx.com](mailto:ashleigh@renfrolawtx.com)

**CERTIFICATION OF MAILING**

Aleena May Kinser  
115 Adams Street  
Teague, Texas 75860

**DATE SENT: AUGUST 2, 2022**

**VIA USPS FIRST-CLASS MAIL &**

**VIA CMRRR # 7019-2280-0001-2004-4965**

BY: 

Aleena May Kinser  
26 Lacy Road

New Vienna, Ohio 45159

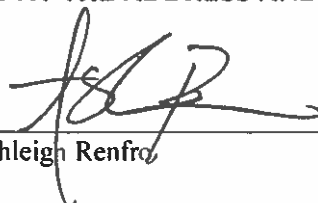
**DATE SENT: AUGUST 2, 2022**

**VIA USPS FIRST-CLASS MAIL &**

**VIA CMRRR # 7019-2280-0001-2004-4972**

BY: 

I HEREBY CERTIFY THAT ON AUGUST 2, 2022, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro