



VG-1443-2022-2203473

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2203473

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: August 16, 2022 02:36 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: 2203473
Receipt Number: 20220816000068
Recorded Date/Time: August 16, 2022 02:36 PM
User: Dawn M
Station: CCLERK02

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.

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#: 22-26347

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/18/2007, Lacey Leigh Casey, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Jerry E. Mabry, as Trustee, Bransford Lending, LLC D/B/A Trinity MTG Services, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$51,515.00, payable to the order of Bransford Lending, LLC D/B/A Trinity MTG Services, which Deed of Trust is Recorded on 12/20/2007 as Volume 00709666, Book 01431, Page 00797, 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: **104 S RUNNELS AVE, STREETMAN, TX 75859**

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, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre,~~
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 **Carrington Mortgage Services, LLC**, 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 **10/4/2022 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 Mortgageors 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 8/11/2022

WITNESS, my hand this 8/16/22

Monica Sandoval

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

Mollie McCoslin

By: Substitute Trustee(s)
Lori Garner, Mollie McCoslin, Robert LaMont,
Sharon St. Pierre, Sheryl LaMont, Allan Johnston
or Ronnie Hubbard, Mollie McCoslin, Robert
LaMont, Sheryl LaMont, Harriett Fletcher, Allan
Johnston, Sharon St. Pierre,

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Legal Description
 For Lacey Leigh Casey
 City of Streetman
 Freestone County, Texas

All that certain lot, tract or parcel of land, part of The City of Streetman, Freestone County, Texas and being the South 75 feet of Lots 4, 5 and 6, Block 4 of The Town of Streetman as recorded in Cabinet A, Envelope 5B of the Plat Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 60d nail (set) in a crape myrtle for the Southeast corner of Lot 6, the Northeast corner of a 20 ft. alleyway and being in the West right-of-way of South Runnels Avenue from which a ½" iron rod (found) for the Northeast corner of Lot 7 bears South - 20.00 ft. and a ½" iron rod (found) for the Southeast corner of same bears South - 160.14 ft.;

THENCE South 89 deg. 12 min. 52 sec. West with the South line of Lots 6, 5 and 4 and the North line of said alleyway, a distance of 150.12 ft. to a ½' iron rod (set) for the Southeast corner of Lot 3 and being the Southwest corner of Lot 4, from which a ½" iron rod (found) for the Southwest corner of Lot 9 and being the Southeast corner of Lot 10, bears South 160.14 ft.;

THENCE North with the West line of Lot 4 and the East line of Lot 3, a distance of 75.00 ft. to a ½" iron rod (set) for the Northwest corner of this tract;

THENCE North 89 deg. 12 min. 52 sec. East across Lots 4, 5 and 6, a distance of 150.12 ft. to a ½" iron rod (set) for the Northeast corner of this tract, in the East line of Lot 6 and being in the West right-of-way of said South Runnels Avenue;

THENCE South with the East line of Lot 6 and the West right-of-way of South Runnels Avenue, a distance of 75.00 ft. to the place of beginning and containing 0.258 acre of land.

Exhibit "A"

FILED FOR RECORD IN
 Freestone County
 Mary Lynn White
 COUNTY CLERK
 ON: Dec 20, 2007 AT 04:14P
 as Recordings
 Document Number: 00709666
 Total Fees : 84.00
 Receipt Number - 82792
 By: Laurie Schick, Deputy