



VG-1443-2022-2203511

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2203511

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: August 18, 2022 01:11 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: 2203511
Receipt Number: 20220818000053
Recorded Date/Time: August 18, 2022 01:11 PM
User: Jamie M
Station: CCLERK02

Record and Return To:

MOLLY 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

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 28, 2020	Original Mortgagor/Grantor: EDGAR PORTILLO AND CRYSTAL L MARTINEZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED FIDELITY FUNDING CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2002724	Property County: FREESTONE
Mortgage Servicer: Planet Home Lending, LLC	Mortgage Servicer's Address: 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301

* 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.

Secures: Note in the original principal amount of \$165,656.00, executed by EDGAR PORTILLO; CRYSTAL L MARTINEZ and payable to the order of Lender.

Property Address/Mailing Address: 107 COUNTY ROAD1290, FAIRFIELD, TX 75840

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE I.H. REED SURVEY, A-23, FREESTONE COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 0.492 ACRE TRACT OF LAND DESCRIBED IN DEED TO DALE L. JONASSEN AND WIFE, LINDA A. JONASSEN RECORDED IN VOLUME 1488, PAGE 725, OF THE DEED RECORDS FREESTONE COUNTY, TEXAS (DRFCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF FCR 1290, THE SOUTHWEST CORNER OF THE JERRY AND KATHALEEN EASTMAN 3.54 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 991, PAGE 249 OF THE DRFCT, THE SOUTHEAST CORNER OF THE ABOVE MENTIONED JONASSEN 0.492 ACRE TRACT AND THIS TRACT;

THENCE, ALONG THE NORTH LINE OF FCR 1290, THE SOUTH LINE OF THIS TRACT AS FOLLOWS: N 76°14'52" W, 116.53 FEET TO A 1/2" IRON ROD FOUND; N 18°53'22" W, 24.75 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF FCR 1291, THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 29°16'11" E (CONTROL LINE), 186.17 FEET ALONG THE EAST LINE OF FCR 1291, THE WEST LINE OF THIS TRACT TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF THE EASTMAN 3.54 ACRE TRACT, BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON LINE OF THE EASTMAN 3.54 ACRE TRACT AND THIS TRACT AS FOLLOWS: S 76°08'20" E, 80.88 FEET TO A 5/8" IRON ROD FOUND; S 13°58'58" W, 200.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.49 ACRES OF LAND MORE OR LESS.





SUBSTITUTE TRUSTEE

Lori Garner, ~~Mollie McCoslin~~, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112