

VG-1443-2022-2202938

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2202938

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: July 12, 2022 03:27 PM

Number of Pages: 3

" 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: 2202938
Receipt Number: 20220712000047
Recorded Date/Time: July 12, 2022 03:27 PM
User: Dawn M
Station: CCLERK02

Record and Return To:

MOLLIE MCCOSLIN

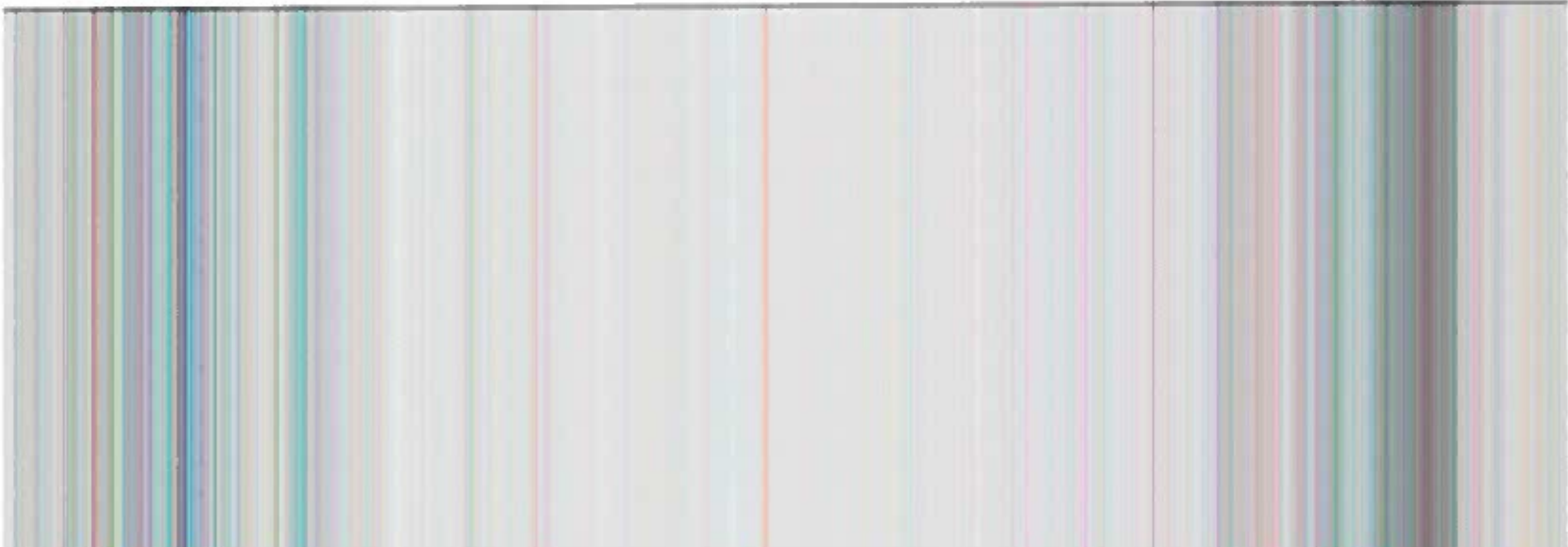


STATE OF TEXAS
COUNTY OF FREESTONE

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

Renee Reynolds



ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, RONALD CRAWFORD, JR., AN UNMARRIED MAN delivered that one certain Deed of Trust dated AUGUST 26, 2019, which is recorded in INSTRUMENT NO. 1902818 of the real property records of FREESTONE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$111,161.00 payable to the order of GOLDWATER BANK, N.A., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, AUGUST 2, 2022, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of FREESTONE County, Texas, for such sales (OR AT FRONT STEPS AT SOUTH ENTRANCE OF COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JULY 11, 2022.



SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR MOLLY MCCOSLIN OR SHARON ST. PIERRE OR ROBERT LAMONT OR SHERYL LAMONT OR HARRIETT FLETCHER OR ALLAN JOHNSTON

FILE NO.: WMC-3774
PROPERTY: 550 EAST MAIN STREET
FAIRFIELD, TEXAS 75840

RONALD CRAWFORD, JR.

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3088
Fax: (972) 394-1263



4753989

EXHIBIT "A"

All of that certain lot, tract, or parcel of land situated in the R. Gainer Survey, Abstract 12, Freestone County, Texas, being all of Tract No. 1 in Volume 1580, Page 443 also known as Lot No. 4 of the Love Subdivision recorded in Volume 193, Page 640 of the Deed Records of Freestone County and being all of Tract No. 2 in Volume 1580, Page 443 also known as part of Lot No. 5 of said Love Subdivision, of the Freestone County Deed Records, and being more fully described by metes and bounds as follows.

BEGINNING at a found 1/2" iron rod for the northwest corner of this tract and also being the northwest corner of Lot 4 located in the south R.O.W. of Fount Kirby Street;

THENCE N88°21'30"E 104.42 feet along said R.O.W. to a found 1/2" iron rod for the most northerly northeast corner of this tract;

THENCE SOUTH 147.53 feet along the line of directional control to a found t-bar for an ell corner of this tract and also being the northwest corner of the above mentioned Tract 2;

THENCE N89°17'02"E 66.99 feet to a found t-bar for the most southerly northeast corner of this tract and also being the northeast corner of the above mentioned Tract 2;

THENCE S01°18'07"W 66.60 feet to a found t-bar for the most northerly southwest corner of this tract and also being the southeast corner of the above mentioned Tract 2;

THENCE N88°40'01"W 65.52 feet to a found fence corner for an ell corner of this tract and also being the southwest corner of the above mentioned Tract 2;

THENCE S00°00'25"E 197.63 feet to a set 1/2" iron rod for the most southerly southeast corner of this tract located in the north R.O.W. of Fairfield and Cook's Ferry Road; **WITNESS:** N87°14'02"E 8.5 feet a found 1/2" iron rod.

THENCE S87°14'02"W 104.35 feet along said R.O.W. to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N00°01'14"W 411.43 feet to the place of beginning and containing 1.08 acres of land.

FILE NO.: WMC-3774
RONALD CRAWFORD, JR.