

VG-1443-2022-2202857

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2202857

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: July 07, 2022 01:23 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: 2202857
Receipt Number: 20220707000018
Recorded Date/Time: July 07, 2022 01:23 PM
User: Jamie M
Station: CCLERK01

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/21/2018

Grantor(s)/Mortgagor(s):
ANNETTE M HOUGHTELING AND ROBERT
HOUGHTELING, WIFE AND HUSBAND
Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR MID
AMERICA MORTGAGE, INC., ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: 01745
Page: 00569
Instrument No: 01802079

Property County:
FREESTONE

Mortgage Servicer:
LoanCare, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3637 Sentara Way,
Virginia Beach, VA 23452

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT NUMBER ONE HUNDRED NINE (109) OF LAKEWOOD, A SUBDIVISION IN FREESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN CABINET A, ENVELOPE 76A, PLAT RECORDS, FREESTONE COUNTY, TEXAS.

Date of Sale: 9/6/2022

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: The front steps at the south entrance of the Freestone County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

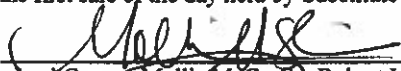
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Lori Garnet, ~~Mollie McCoslin~~, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-92601-POS
Loan Type: FHA

STATE OF TEXAS
COUNTY OF Freestone §

Before me, the undersigned Notary Public, on this day personally appeared Mollie Malbin as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7 day of July, 2022

Cheryl Cockerell
Notary Public
Signature

