



Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2200401

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: February 02, 2022 04:18 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: 2200401
Receipt Number: 20220202000023
Recorded Date/Time: February 02, 2022 04:18 PM
User: Jamie M
Station: Clerk Station

Record and Return To:

RESOLVE TRUSTEE SERVICES



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 ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: **October 9, 2018**
Grantor(s): **Richard N. Cohen and Juanita D. Cohen**
Original Mortgagee: **JPMorgan Chase Bank, N.A.**
Original Principal: **\$76,000.00**
Recording Information: **Book 1752, Page 826, Instrument No. 01803301**
Property County: **Freestone**
Property: **All that certain lot, tract or parcel of land being Lot Nineteen (19) and Lot Twenty (20), Block Six (6), Phase II, SOUTHERN OAKS SUBDIVISION, D. BRATT Survey, A-97, Freestone County, Texas, according to the Plat thereof recorded in Cabinet B, Envelope 41, Plat Records, Freestone County, Texas.**
Property Address: **305 Chelsea Drive
Streetman, TX 75859**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer Address: **55 Beattie Place, Suite 100 MS 561
Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **March 1, 2022**
Time of Sale: **11:00 am - 2:00 pm or within three hours thereafter.**
Place of Sale: **The front steps of the Courthouse (south entrance) or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Sharon St. Pierre, Lori Garner, Mollie McCoslin, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, or Auction.com, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sharon St. Pierre, Lori Garner, Mollie McCoslin, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, or Auction.com, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Sharon St. Pierre, Lori Garner, Mollie McCoslin, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, or Auction.com, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

WITNESS MY HAND this 2ND day of February, 2022.

Sharon Pierre

Sharon St. Pierre, Robert La Mont, Sheryl La
Mont, David Sims, or Allan Johnston