



VG-1443-2022-2201080

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2201080

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: March 24, 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: 2201080
Receipt Number: 20220324000021
Recorded Date/Time: March 24, 2022 01:23 PM
User: LaVerne M
Station: Clerk Station

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 FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- BEING LOT NUMBER FIFTY-FIVE (55) OF THE TYUS ADDITION TO THE CITY OF FAIRFIELD, FREESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION FILED IN CABINET A, ENVELOPES 84A AND 84B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated September 23, 2016 and recorded on September 23, 2016 as Instrument Number 01603134 in the real property records of FREESTONE County, Texas, which contains a power of sale.
- Sale Information:** May 03, 2022, at 11:00 AM, or not later than three hours thereafter, at the front steps at the south entrance of the Freestone County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by CLIFFORD D HALL secures the repayment of a Note dated September 23, 2016 in the amount of \$91,000.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Jonathan Andring

Miller, George & Suggs, PLLC
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024

Mollie McCoslin

Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, ~~Jonathan Harrison~~, Ramiro Cuevas, Patrick Zwiers, Mollie McCoslin, Harriett Fletcher, Lori Garner, Mollie McCoslin Robert LaMont, David Sims and Auction.com employees, including but not limited to those listed herein
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Mollie McCoslin, declare under penalty of perjury that on the 24th day of March, 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FREESTONE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).