

**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.

**Foreclosure Sale Information:**

**Date:** Tuesday, the 4th day of September, 2018  
**Time:** 11:00AM or within three hours thereafter.  
**Place:** AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.

**Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust dated 07/31/2000 and recorded in Freestone County, Texas in Book 1126 Page 822 Instrument 0005727 with RONALD E. FREELS AND WIFE, BETTYE J. FREELS, grantor(s) and HIBERNIA NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, mortgagee.

**Property to be Sold "AS IS":** (See Attached Exhibit "A")

**Reported Address:** RT 2 BOX 80 E, BUFFALO, TX 75831

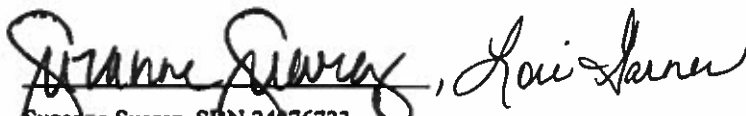
**Obligations Secured:** Deed of Trustee executed by RONALD E. FREELS AND WIFE, BETTYE J. FREELS provides that it secures the payment of the indebtedness in the amount of \$154,800.00, and obligations therein described including but not limited to (a) the promissory note and (b) all modifications, renewals and extensions of the note. Ditech Financial LLC is the current mortgagee of the note and Deed of Trust and Ditech Financial LLC is the mortgage servicer who represents the current mortgagee and is authorized to collect the debt per Texas Property Code § 51.0025 and who's address is 2100 E. Elliot RD Bldg 94 Mail stop T-140, Tempe, AZ 85284.

**Acceleration:** A default under the Note and Deed of Trustee was declared; such default was reported to not have been cured; and all sums secured by the Deed of Trust were declared to be immediately due and payable.

**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.**

**Substitute Trustee(s) appointed to Conduct Sale:** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed and by these presents does name and appoint Lori Garner, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act as substitute trustee under and by virtue of said Deed of Trust.

**Substitute Trustee(s) address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

  
Suzanne Suarez, SHN 24076723  
Ronpal & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jul 26, 2018 AT 12:29P  
as Notice of Trustee Sale  
Total Fees : 8.00  
Receipt Number - 147877  
By: Derekia Coleman, Deputy

**Certificate of Posting**

I am Lori Garner whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 7-26-2018 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Freestone County Clerk and caused it to be posted at the location directed by the Freestone County Commissioners Court.

Exhibit "A"

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 11.16 ACRES IN THE CESARIO CHAMAR SURVEY A-8 AND SAMUEL DOFIR SURVEY A-200, IN FREESTONE COUNTY, TEXAS AND BEING THE SAME CALLED 6.082 ACRE TRACT AND CALLED 5.032 ACRE TRACT DEEDED FROM NEAL AND COMPANY, INC. TO F.G. RANKIN, ET UX DATED OCTOBER 30, 1975 AND RECORDED IN VOLUME 459, PAGE 241 OF THE FREESTONE COUNTY DEED RECORDS IN FREESTONE COUNTY, TEXAS AND SAID 11.16 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A FOUND IRON PIN FOR CORNER AT A FENCE CORNER IN THE EAST MARGIN OF A 40 FOOT COUNTY ROAD NO. 421-E AND SAME BEING THE NORTH CORNER OF THE SAID CALLED 6.082 ACRE TRACT AND SAME BEING THE WEST CORNER OF A 5.776 ACRE TRACT RECORDED IN VOLUME 550, PAGE 22 OF THE FREESTONE COUNTY DEED RECORDS;

THENCE IN A SOUTHEASTERLY DIRECTION WITH A FENCE AND WITH THE NORTHEAST LINE OF THE SAID CALLED 6.082 ACRE TRACT AND WITH THE SOUTHWEST LINE OF THE SAID 5.776 ACRE TRACT, SOUTH 24 DEGREES 05'34" EAST (CALLED SOUTH 24 DEGREES 08'58" EAST IN VOLUME 459, PAGE 241) A DISTANCE OF 246.55 FEET, (CALLED 242.25 FEET) FOUND IRON PIN AND SOUTH 59 DEGREES 29'30" EAST (CALLED SOUTH 59 DEGREES 33'04" EAST) A DISTANCE OF 287.45 FEET (CALLED 288.00 FEET) TO A FOUND IRON PIN FOR CORNER AT A FENCE CORNER IN THE SAID LINE AND SAME BEING THE NORTHEAST CORNER OF THE SAID CALLED 6.082 ACRE TRACT AND SAME BEING THE NORTHWEST CORNER OF A 9.554 ACRE TRACT RECORDED IN VOLUME 550, PAGE 26 OF THE FREESTONE COUNTY DEED RECORDS;

THENCE IN A SOUTHERLY DIRECTION WITH A FENCE AND WITH THE EAST LINE OF THE SAID CALLED 6.082 ACRE TRACT AND CALLED 5.032 ACRE TRACT AND WITH THE WEST LINE OF THE SAID 9.554 ACRE TRACT AND A 10.053 ACRE TRACT RECORDED IN VOLUME 454, PAGE 252 OF THE FREESTONE COUNTY DEED RECORDS, AS FOLLOWS:

SOUTH 20 DEGREES 34'23" WEST (CALLED SOUTH 20 DEGREES 34'57" WEST) A DISTANCE OF 155.46 FEET (CALLED 155.20 FEET), FOUND IRON PIN;

SOUTH 49 DEGREES 35'57" EAST (CALLED SOUTH 49 DEGREES 39'51" EAST) A DISTANCE OF 150.08 FEET (CALLED 150.00 FEET), FOUND IRON PIN,

SOUTH 15 DEGREES 59'12" WEST (CALLED SOUTH 17 DEGREES 06'54" WEST) A DISTANCE OF 89.20 FEET (CALLED 88.69 FEET) SET IRON PIN,

SOUTH 28 DEGREES 12'53" WEST (CALLED SOUTH 27 DEGREES 43'58" WEST) A DISTANCE OF 208.92 FEET (CALLED 208.92 FEET) FOUND IRON PIN, AND

SOUTH 35 DEGREES 56'04" WEST (CALLED SOUTH 37 DEGREES 19'47" WEST) A DISTANCE OF 272.68 FEET (CALLED 271.72 FEET) TO A FOUND IRON PIN FOR CORNER AT A FENCE CORNER IN THE SAID LINE;

THENCE NORTH 41 DEGREES 40'45" WEST (CALLED NORTH 41 DEGREES 41'22" WEST) WITH A FENCE AND WITH THE EASTERNMOST SOUTHWEST LINE OF THE SAID CALLED 5.032 ACRE TRACT AND WITH THE WESTERNMOST NORTHEAST LINE OF THE SAID 10.053 ACRE TRACT A DISTANCE OF 161.00 FEET (CALLED 154.16 FEET) TO A FOUND IRON PIN FOR CORNER AT A FENCE CORNER, SAME BEING AN INTERIOR SOUTH CORNER OF THE SAID CALLED 5.032 ACRE TRACT AND SAME BEING THE WESTERNMOST NORTH CORNER OF THE SAID 10.053 ACRE TRACT;

THENCE SOUTH 37 DEGREES 33'06" WEST (CALLED SOUTH 37 DEGREES 32'56" WEST) WITH A FENCE AND WITH THE WESTERNMOST SOUTHEAST LINE OF THE SAID CALLED 5.032 ACRE TRACT AND WITH THE WESTERNMOST NORTHWEST LINE OF THE SAID 10.053 ACRE TRACT A DISTANCE OF 200.58 FEET (CALLED 200.00 FEET) TO A FOUND IRON PIN FOR CORNER AT A FENCE CORNER, SAME BEING THE SOUTHERNMOST SOUTH CORNER OF THE SAID CALLED 5.032 ACRE TRACT, SAME BEING THE WEST CORNER OF THE SAID 10.053 ACRE TRACT, SAME BEING THE NORTH CORNER OF A 10.46 ACRE TRACT RECORDED IN VOLUME 772, PAGE 369 OF THE FREESTONE COUNTY OFFICIAL RECORDS AND SAME BEING THE EAST CORNER OF A 5.532 ACRE TRACT RECORDED IN VOLUME 461, PAGE 439 OF THE FREESTONE COUNTY DEED RECORDS;

THENCE NORTH 41 DEGREES 41'21" WEST (CALLED SAME) WITH A FENCE AND WITH THE NORTHEAST LINE OF THE SAID 5.532 ACRE TRACT AND WITH THE WESTERNMOST SOUTHWEST LINE OF THE SAID CALLED 5.032 ACRE TRACT A DISTANCE OF 401.28 FEET (CALLED 400.01 FEET) TO A FOUND IRON PIN FOR CORNER AT A FENCE CORNER IN THE EAST MARGIN OF SAID COUNTY ROAD AND SAME BEING THE NORTH CORNER OF THE SAID 5.532 ACRE TRACT AND SAME BEING THE SOUTHWEST CORNER OF THE SAID CALLED 5.032 ACRE TRACT;

THENCE IN A NORTHEASTERLY DIRECTION WITH A FENCE AND WITH THE EAST MARGIN OF THE SAID ROAD AND WITH THE WEST OR NORTHWEST LINE OF THE SAID CALLED 5.032 ACRE TRACT AND CALLED 6.082 ACRE TRACT, AS FOLLOWS:

NORTH 38 DEGREES 47'14" EAST (CALLED NORTH 39 DEGREES 15'11" EAST) A DISTANCE OF 145.61 FEET (CALLED 139.82 FEET), FOUND IRON PIN,

NORTH 12 DEGREES 09'22" EAST (CALLED NORTH 12 DEGREES 15'36" EAST) A DISTANCE OF 171.84 FEET (CALLED 171.84 FEET), SET IRON PIN,

NORTH 10 DEGREES 53'29" EAST (CALLED NORTH 10 DEGREES 55'29" EAST) A DISTANCE OF 109.48 FEET (CALLED 115.35 FEET) FOUND IRON PIN,

NORTH 11 DEGREES 08'50" EAST (CALLED NORTH 10 DEGREES 55'29" EAST) A DISTANCE OF 42.86 FEET (CALLED 41.47 FEET) FOUND IRON PIN,

NORTH 23 DEGREES 49'09" EAST (CALLED NORTH 23 DEGREES 47'38" EAST) A DISTANCE OF 327.47 FEET (CALLED 325.89 FEET) SET IRON PIN, AND

NORTH 36 DEGREES 18'07" EAST (CALLED NORTH 37 DEGREES 25'39" EAST) A DISTANCE OF 140.15 FEET (CALLED 140.15 FEET) TO THE PLACE OF BEGINNING, CONTAINS 11.16 ACRES OF LAND.

BEARINGS ARE REFERENCED TO THE WESTERNMOST SOUTHWEST LINE OF A CALLED 5.032 ACRE TRACT RECORDED IN VOLUME 459, PAGE 241 OF THE FREESTONE COUNTY DEED RECORDS.

**Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254**