



\*VG-1443-2023-2303342\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2303342**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: August 15, 2023 04:25 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: 2303342  
Receipt Number: 20230815000038  
Recorded Date/Time: August 15, 2023 04:25 PM  
User: Tammy R  
Station: CCLERK02

**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

*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 SEPTEMBER 5, 2023, 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. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.**

**Dated: AUGUST 14, 2023.**

  
**SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR MOLLY MCCOSLIN OR  
SHARON ST. PIERRE OR ROBERT LAMONT OR  
SHERYL LAMONT OR HARRIETT FLETCHER**

**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**



4793418

EXHIBIT "A"

All of that certain lot, tract, or parcel of land situated in the R. Gainier 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 195, 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 notes 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.