



\*VG-1443-2023-2302400\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2302400

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: June 09, 2023 02:14 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: 2302400  
Receipt Number: 20230609000022  
Recorded Date/Time: June 09, 2023 02:14 PM  
User: Melissa S  
Station: CCLERK02

**Record and Return To:**

TEXAS TRUSTEE & TITLE LLC  
PO BOX 6449  
  
HOT SPRINGS NATIONAL PARK AR 71902-6449



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'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.**

**1. Date, Time, and Place of Sale.**

Date: August 01, 2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 27, 2017 and recorded in Document INSTRUMENT NO. 17-1015 real property records of FREESTONE County, Texas, with ANGEL GARZA AND STEPHANIE W. GARZA, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANGEL GARZA AND STEPHANIE W. GARZA, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$72,496.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST. PIERRE, LORI GARNER, MOLLIE MCCOSLIN, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, EVAN PRESS, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

0000009819749

FREESTONE

**EXHIBIT "A"**

BEING 2 ACRES OF LAND OUT OF THE JOHN H. MOORE HOSEA SUBURBAN ADDITIONA PART OF THE 75 ACRE TRACT DESCRIBED AS SECOND TRACT IN A CERTAIN DEED FROM S. L. BRYANT AND WIFE, CALLIE V. BRYANT TO G. W. HOSEA DATED JANUARY 9, 1920, OF RECORD IN VOL. 75, PAGE 602, DEED RECORDS OF FREE- STONE COUNTY, TEXAS, AND BEING A PART OF THE G. BREWER LEAGUE

BEGINNING AT THE POINT THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 84 CUTS THE COMMON LINE BETWEEN LOT 4 AND 5; THENCE N 51DEG 30' E. 276.5 FT ALONG THE N. LINE OF LOT NO. 5 TO STAKE THEREIN FOR CORNER; THENCE S. 38DEG 30' E. 315 FT. TO STAKE FOR CORNER; THENCE S 51DEG 30' W. 276.5 FT TO STAKE IN THE N. LINE OF HIGHWAY NO. 84; THENCE N. 38DEG 30' W. 315 FT ALONG SAID RIGHT OF WAY LINE TO PLACE OF BEGINNING, CONTAINING 2 ACRES OF LAND.

SAID ABOVE DESCRIBED TRACT OF LAND BEING A PART OF THE PROPERTY CONVEY BY EDITH NEALE, A WIDOW, TO JOHN H. MOORE BY DEED DATED SEPTEMBER 20, 1966, AND RECORDED IN VOL. 363, PAGE 416, DEED RECORDS, FREESTONE COUNTY, TEXAS.

SAVE AND EXCEPT

FIELD NOTES TO ALL THAT CERTAIN LOT,TRACT OR PARCEL OF LAND BEING 1.21 ACRES, MORE OR LESS, SITUATED IN THE G. BREWER SURVEY, A-5, FREESTONE COUNTY, TEXAS, BEING A PART OF A CALLED 2 ACRE TRACT AS DESCRIBED IN A DEED EXECUTED OCTOBER 16, 1968, FROM JOHN H, MOORE AND WIFE, RUBY MOORE TO JAMES MANLEY BROWN AND WIFE, PEGGY JEAN BROWN; OF RECORD IN VOLUME 384, PAGE 88, DEED RECORDS FREESTONE COUNTY, TEXAS, SAID 1.21 ACRE TRACT DESCRIBED TO WIT,

BEGINNING AT A 1/2" IRON ROD SET IN THE NORTHEASTERLY RIGHT OF WAY OF U.S. HIGHWAY 84 (120' R.O.W.),AT THE OCCUPIED WESTERLY CORNER OF THE AFORESAID 2 ACRE TRACT SAME BEING THE OCCUPIED SOUTHEASTERLY CORNER OF THE M.J. RAYMOND CALLED 2.5 ACRE TRACT;

THENCE NORTH 51DEG 30' EAST, 276.5 FEET ALONG THE NORTHWESTERLY LINE OF THE SAID 2 ACRE TRACT AND WITH THE SOUTHEASTERLY LINE OF THE SAID 2.5 ACRE TRACT TO A 1/2" IRON ROD SET THEREIN FOR THIS NORTHERLY CORNER, SAME BEING AN "ELL" CORNER OF THE JOHN H.MOORE TRACT;

THENCE SOUTH 38DEG 30' EAST, 190.0 FEET ALONG THE COMMON LINE.OF THE 2 ACRE TRACT AND JOHN MOORE TRACT TO A 1/2" IRON ROD SET THEREIN FOR CORNER;

THENCE SOUTH 51DEG 30' WEST, 276.5 FEET TO A 1/2" IRON ROD SET IN THE NORTHEASTERLY RIGHT OF WAY OF SAID HIGHWAY 84 FOR CORNER; WHENCE THE SOUTHERLY CORNER OF SAID 2 ACRE TRACT BEARS SOUTH 38DEG 30' EAST, 125.0 FEET;

THENCE NORTH 38DEG 30' WEST, 190.0 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 1.21 ACRES, MORE OR LESS.