



\*VG-1443-2023-2301351\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2301351

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 13, 2023 03:20 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: 2301351  
Receipt Number: 20230413000026  
Recorded Date/Time: April 13, 2023 03:20 PM  
User: Melissa S  
Station: CCLERK02

**Record and Return To:**

MOLLIE 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*

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/8/2011

**Grantor(s)/Mortgagor(s):**  
LANCE MARTIN, A MARRIED MAN, AND WENDY  
MENSCH, HIS WIFE AS COMMUNITY PROPERTY  
**Current Beneficiary/Mortgagee:**  
Guild Mortgage Company LLC

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD  
MORTGAGE COMPANY, A CALIFORNIA  
CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 01565  
**Page:** 00348  
**Instrument No:** 01105742

**Property County:**  
FREESTONE

**Mortgage Servicer:**  
Guild Mortgage Company LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
5887 Copley Drive,  
San Diego, CA 92111

**Legal Description:** LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

**Date of Sale:** 6/6/2023

**Earliest Time Sale Will Begin:** 11:00:00 AM

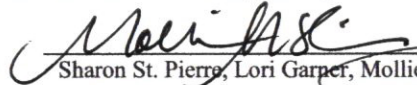
**Place of Sale of Property:** 118 Commerce St., Fairfield, Freestone, TX, 75840 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

  
Sharon St. Pierre, Lori Garper, Mollie McCoslin, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, Auction.com  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-23-97477-POS  
**Loan Type:** Conventional Residential

EXHIBIT "A"

All that certain lot, tract or parcel of land, part of the Hugh Shepherd League, Abstract No. 34, Freestone County, Texas and being all of that certain called 0.459 acre tract described in a deed to Steven Carl Schick and Lisa Ann Schick from C.E. Neal, Jr., Trustee on July 26, 1987 in Volume 759, Page 619 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at the ½" iron rod (found) for the West corner of the above mentioned 0.459 acre Schick tract, the South corner of a called 0.461 acre tract conveyed to Robert Matthew Swain on May 29, 2009 in Volume 1486, Page 640 and being in the Northeast line of Freestone County Road No. 1250;

THENCE North 15 deg. 58 min. 23 sec. East with the Southeast line of the 0.461 acre Swain tract and the Northwest line of the 0.459 acre Schick tract, a distance of 200.81 ft. to a ½" iron rod (found) at a fence corner for the North corner of same, the East corner of the 0.461 acre Swain tract and being in the Southwest line of a called 6.10 acre tract conveyed to Cooper J. Daniel on December 3, 2008 in Volume 1470, Page 122;

THENCE South 73 deg. 30 min. 57 sec. East with the Southwest line of the 6.10 acre Daniel tract and the Northeast line of the 0.459 acre Schick tract, a distance of 99.84 ft. to a ½" iron rod (found) capped "Stanger" for the East corner of same and being the North corner of a called 0.459 acre tract conveyed to Valdie L. Ogden on September 9, 1996 in Volume 993, Page 370;

THENCE South 16 deg. 01 min. 07 sec. West with the Southeast line of the 0.459 acre Schick tract and the Northwest line of the 0.459 acre Ogden tract, a distance of 200.94 ft. to a ½" iron rod (found) capped "Stanger" for the West corner of same, the South corner of the 0.459 acre Schick tract and being in the Northeast line of said Freestone County Road No. 1250;

THENCE North 73 deg. 26 min. 34 sec. West with the Southwest line of the 0.459 acre Schick tract and the Northeast line of Freestone County Road No. 1250, a distance of 99.68 ft. to the place of beginning and containing 0.46 acre of land.

The bearings recited herein are based on the Southeast line of a called 0.459 acre tract described in Volume 759, Page 619 of the Official Records of Freestone County, Texas.