



Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2302257

Foreclosure Posting  
NOTICE OF FORECLOSURE

Recorded On: June 01, 2023 03:40 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: 2302257  
Receipt Number: 20230601000032  
Recorded Date/Time: June 01, 2023 03:40 PM  
User: Alicia D  
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*

## Notice of [Substitute] Trustee 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:** 08/01/2023

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Freestone County, Texas at the following location: **THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** ROUTE 2 BOX 72F, BUFFALO, TX 75831

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/30/2005 and recorded 06/30/2005 in Book OR 01325 Page 00765 Document 05004577, real property records of Freestone County, Texas, with **KEITH WILEY AND WIFE, KAYWONA WILEY** grantor(s) and **LONG BEACH MORTGAGE COMPANY, A CORPORATION** as Lender, **U.S. Bank Trust Company, National Association**, as trustee, as successor-in-interest to **U.S. Bank National Association**, as Trustee, successor in interest to **Bank of America, National Association**, as Trustee, successor by merger to **LaSalle Bank National Association**, as Trustee for **SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **KEITH WILEY AND WIFE, KAYWONA WILEY**, securing the payment of the indebtedness in the original principal amount of **\$18,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association**, as trustee, as successor-in-interest to **U.S. Bank National Association**, as Trustee, successor in interest to **Bank of America, National Association**, as Trustee, successor by merger to **LaSalle Bank National Association**, as Trustee for **SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** is the current mortgage of the note and deed of trust or contract lien.



### Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

**BEING 4.99 ACRES OF LAND SITUATED IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 463, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 4.981 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FROM TOMI JAECKS TO ROBERT LEE JAECKS, DATED JULY 20, 1998, AND RECORDED IN VOLUME 1052, PAGE 864, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 4.99 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A ½" IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 4.981 ACRE TRACT, BEING AT THE MOST SOUTHERLY NORTHWEST CORNER OF THAT CERTAIN CALLED 20.213 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AMANDA MARIE DECKER, AND RECORDED IN VOLUME 1245, PAGE 690. AND BEING IN THE EAST LINE OF THAT CERTAIN CALLED 38.902 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT L WILLIS. ET AL., AND RECORDED IN VOLUME 929, PAGE 524; THENCE NORTH, A DISTANCE OF 519.87 FEET, WITH THE EAST LINE OF THE ABOVE MENTIONED 38.902 ACRE TRACT, AND ALONG OR NEAR A FENCE, TO A ½" IRON ROD (FOUND) AT THE NORTHWEST CORNER OF SAID 4.981 ACRE TRACT, AND BEING AT THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT L. WILLIS, AND RECORDED IN VOLUME 1128, PAGE 333; THENCE SOUTH 88° 57' 05" EAST, FOR A DISTANCE OF 418.84 FEET, ALONG OR NEAR A FENCE, TO A ½" IRON ROD (FOUND) AT THE NORTHEAST CORNER OF SAID 4.981 ACRE TRACT, BEING AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 5.00 ACRE TRACT, BEING IN THE MOST NORTHERLY NORTHWEST LINE OF THE ABOVE MENTIONED 20.213 ACRE TRACT, AND BEING IN THE WEST MARGIN OF A 1.194 ACRE ROAD EASEMENT DESCRIBED IN A DEED TO BOB JAECKS ET UX, AND RECORDED IN VOLUME 604, PAGE 868, THE ABOVE MENTIONED 1.194 ACRE ROAD EASEMENT ALSO KNOWN AS PRIVATE ROAD 435: THENCE SOUTH 00° 10' 44" WEST, FOR A DISTANCE OF 520.06 FEET, TO A ½" IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF SAID 4.981 ACRE TRACT, BEING AT SOUTHWEST CORNER OF SAID 1.194 ACRE ROAD EASEMENT, AND BEING AT AN INTERIOR ELL CORNER OF SAID 20.213 ACRE TRACT; THENCE NORTH 88° 55' 17" WEST, FOR A DISTANCE OF 417.22 FEET, ALONG OR NEAR A FENCE, BACK TO THE PLACE OF BEGINNING, AND CONTAINING 4.99 ACRES OF LAND**

8. **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. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation  
PO BOX 24605 West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

## Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

Date: May 31, 2023



Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, **Glenda Hamilton** – Attorney  
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
2300 Lakeview Parkway, Suite 756  
Alpharetta, GA 30009  
Telephone: 855-427-2204  
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

I am Melanie McCoslin <sup>Certificate of Posting</sup> whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-1-23 I filed 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.

