



\*VG-1443-2023-2301768\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

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Instrument Number: 2301768

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: May 02, 2023 09:39 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$8.00

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\*\*\*\*\* 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: 2301768  
Receipt Number: 20230502000008  
Recorded Date/Time: May 02, 2023 09:39 AM  
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'S SALE**

**FREESTONE County**

**Deed of Trust Dated:** March 8, 2019

**Amount:** \$125,252.00

**Grantor(s):** MARY E QUERRY and SCOTT M QUERRY

**Original Mortgagee:** MORTGAGE FINANCIAL SERVICES, LLC

**Current Mortgagee:** ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK

**Mortgagee Address:** ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK, 3201 ORCHARD ROAD, OSWEGO, IL 60543

**Recording Information:** Document No. 2019-1900887

**Legal Description:** SEE ATTACHED EXHIBIT "A"

**Date of Sale:** June 6, 2023 between the hours of 11:00 AM and 2:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the FREESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

LORI GARNER OR SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, ALLAN JOHNSTON, ~~MOLLIE MCCOSLIN~~ OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

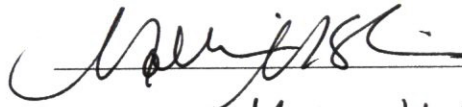
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

**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.**



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-000791



Printed Name: Mollie McCoslin

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

EXHIBIT A

**Williford Land Surveying**

P. O. Box 1266 • Mexia, Texas 76667  
Ph: 254-562-2837 • Fx: 254-562-2867  
Clint Williford RPLS#5973

**Legal Description**

R. Gairnor Survey, Abstract No. 12  
Part of Lot 2 and Lot 4, Block 25  
City of Fairfield  
Freestone County, Texas

**0.30 Acre**

All that certain lot, tract or parcel of land, part of the R. Gairnor Survey, Abstract No. 12, City of Fairfield, Freestone County, Texas, being all of that certain called 0.304 acre tract described in a deed to Keith Daniels and wife, Jordan Daniels from Billy W. Clarkson and wife, Letitia Bridget Clarkson on February 17, 2014 in Volume 1626, Page 83 of the Official Records of Freestone County, Texas, same being part of Lot 2 and Lot 4, Block 25 of the City of Fairfield recorded in Cabinet B, Envelope 119 of the Plat Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) capped "RPLS 4957" for the Northeast corner of the above mentioned 0.304 acre Daniels tract, the Southeast corner of a called 100 ft. x 141 ft. Richard Andrew Little and wife, Robin Sue Little tract described in Volume 1491, Page 269, in the East line of the above mentioned Lot 4, Block 25 and being in the West line of North Harmon Street, from which a 1/2" iron rod (found) capped "RPLS 4957" for the Northeast corner of the Little tract and the Northeast corner of Lot 4 bears North 00 deg. 06 min. 00 sec. West - 99.97 ft. and a 1/2" iron rod (found) bears North 87 deg. 17 min. West - 2.0 ft.;

THENCE South 00 deg. 08 min. 41 sec. East with the East line of the 0.304 acre Daniels tract, the East line of Lot 4, the East line of the above mentioned Lot 2 and the West line of North Harmon Street, a distance of 94.26 ft. to a 1/2" iron rod (found) with an aluminum cap, capped "Hill" for the Southeast corner of the 0.304 acre Daniels tract and being the Northeast corner of a called 0.419 acre tract conveyed to Jennifer Lane in Volume 1224, Page 343, from which a 1/2" iron rod (found) bears North 67 deg. 42 min. West - 1.5 ft. and a flat bar (found) bears South 06 deg. 57 min. West - 3.3 ft.;


THENCE South 89 deg. 56 min. 52 sec. West with the South line of the 0.304 acre Daniels tract, the North line of the 0.419 acre Lane tract and near the North line of a called 75 ft. x 144 ft. tract conveyed to John Ricky Buchanan in Volume 1083, Page 142, at 126.8 ft. pass a 2" pipe (found) 2.4 ft. North of line for the Northeast corner of the Buchanan tract, at 126.98 ft. pass a 1/2" iron rod (found) with an aluminum cap, capped "Hill" for the Northwest corner of the 0.419 acre Lane tract and continue a total distance of 141.01 ft. to a 1/2" iron rod (set) for the Southwest corner of the 0.304 acre Daniels tract, in the West line of Lot 2, Block 25, the Southeast corner of a called 94 ft. x 141 ft. tract conveyed to David Stephens in Volume 1253, Page 639 and being in the East line of Lot 1, from which a 1/2" iron rod (found) near a fence corner bears North 13 deg. 50 min. West - 3.6 ft.;

THENCE North 00 deg. 08 min. 56 sec. West with the West line of the 0.304 acre Daniels tract, the West line of Lot 2 and Lot 4, the East line of the 94 ft. x 141 ft. Stephens tract and the East line of Lot 1 and Lot 3, a distance of 94.27 ft. to a 1/2" iron rod (found) for the Northwest corner of the 0.304 acre Daniels tract, the Northeast corner of the 94 ft. x 141 ft. Stephens tract, the Southeast corner of a called 100 ft. x 141 ft. tract conveyed to Jeffrey Meiske and wife, Linda Meiske in Volume 1655, Page 372 and being the Southwest corner of said 100 ft. x 141 ft. Little tract, from which a 1" galvanized pipe (found) at a fence corner bears North 33 deg. 33 min. West - 3.6 ft.;

THENCE North 89 deg. 56 min. 58 sec. East with the North line of the 0.304 acre Daniels tract and the South line of the 100 ft. x 141 ft. Little tract, a distance of 141.01 ft. to the place of beginning and containing 0.30 acre of land.

The bearings recited herein are based on G.P.S. observation.

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford  
Registered Professional Land Surveyor No. 5973  
Firm Registration No. 10082500  
March 4, 2019  
Job No. 19-024 Book: 2019A/50  
Plat accompanies legal description

