



\*VG-1443-2024-2400112\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2400112**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: January 11, 2024 02:32 PM

Number of Pages: 9

**" 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: 2400112  
Receipt Number: 20240111000013  
Recorded Date/Time: January 11, 2024 02:32 PM  
User: Crystal b  
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

**NOTICE OF ACCELERATION AND NOTICE OF 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.**

**DEED OF TRUST INFORMATION:**

**Date: May 4, 2022**

**Grantor(s): Mandy Sweet, Unmarried Woman**

**Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Paramount Residential Mortgage Group, Inc.**

**Original Principal: \$378,787.00**

**Recording Information: 2201749**

**Property County: Freestone**

**Property: All that certain lot, tract or parcel of land, part of the Jesse Korn Survey, Abstract No. 15, Freestone County, Texas and being all of that certain called 8.25 acre tract described in a deed to Rustin Hodges and Lisa R. Hodges from US. Bank National Association, Trustee on May 27, 2005 in Volume 1322, Page 581 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:**

**BEGINNING at a 1/2" iron rod (found) at a fence corner for the most southerly corner of the above mentioned 8.25 acre tract, the most easterly corner of 3 called 30.240 acre tract conveyed to Kenneth D. Book and wife, Lynda Book et al on August 11, 2007 in Volume 1415, Page 684 and being in the Northwest line of Freestone County Road No. 540;**

**THENCE North 44 deg. 43 min. 30 sec West with the Southwest line of the 8.25 acre tract and the easterly Northeast line of the 30.240 acre Book tract, a distance of 524.78 ft. to a 1/2" iron rod (found) capped "Stanger" at a fence corner for an angle corner of same and being the most westerly corner of the 8.25 acre tract;**

**THENCE North 13 deg. 54 min. 05 sec. East with the northerly Southeast line of the 30.240 acre Book tract and the northerly Northwest line of the 8.25 acre tract, a distance of 433.15 ft to a r.r. spike (found) at a fence corner for the Northwest corner of same, the northerly East corner of the 30.240 acre tract and being in the South line of a called 2.000 acre Lynda J. Arnold tract described in Volume 932, Page 742;**

**THENCE South 89 deg. 34 min. 55 sec. East with the North line of the 8.25 acre tract, the South line of the 2.000 acre Arnold tract and the South line of the residue of a called 9.976 acre tract conveyed to Neal and Company, Inc. in Volume 1146, Page 168, a distance of 425.90 ft. to a 1/2" iron rod (found) capped "Stanger" at a fence corner for the Northeast corner of the 8.25 acre tract and being in the West line of Freestone County Road No. 549;**

**THENCE in a southerly direction with the northerly East lines of the 8.25 acre tract and the West line of Freestone County Road No. 549 as follows:  
South 14 deg. 03 min. 18 sec. East a distance of 392.65 ft. to a 1/2" iron rod (found) and South 03 deg. 50 min. 11 sec. West a distance of 77.35 ft. to a 1/2" iron rod (found) capped "Stanger" in a fence for the Northeast corner of a cemetery tract referenced in Volume 1322, Page 581;**

**THENCE South 82 deg. 29 min. 19 sec. West with a South line of the 8.25 acre tract and the North line of the cemetery tract, a distance of 96.13 ft. to a 1/2" iron rod (found) capped "Stanger" for the Northwest corner of same and being an all corner of the 8.25 acre tract;**

**THENCE South 02 deg. 52 min. 22 sec. East with a East line of the 8.25 acre tract and the West line of the cemetery tract, a distance of 25.13 ft. to a 1/2" iron rod (found) capped "Stanger" for the Southwest corner of same and being an all corner of the 8.25 acre tract;**

**THENCE North 83 deg. 58 min. 46 sec. East with a North line of the 6.25 acre tract and the South line of the cemetery tract, a distance of 92.65 ft. to a 1/2" iron rod (found) capped "Stanger" in a fence for the Southeast corner of same, 3 Northeast corner of the 8.25 acre tract and being in the West line of said Freestone County Road No. 549;**

**THENCE in a southwesterly direction with the Southeasterly lines of the 8.25 acre tract, the West line of Freestone County Road No. 549 and the Northwest line of said Freestone County Road No. 540 as follows:**

**South 04 deg. 00 min. 20 sec. West a distance of 113.36 ft. a 1/2" iron rod (set),**

**South 35 deg. 11 min. 55 sec. West a distance of 67.96 ft. to a 1/2" iron rod (set) which replaces 60d nail (found) and**

**South 56 deg. 06 min. 41 sec. West a distance of 243.15 ft. to the place of beginning and containing 8.25 acres of land.**

**Property Address: 129 FCR 540  
Fairfield, TX 75840**

**MORTGAGE SERVICING INFORMATION:**

**The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.**

**Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing**  
**Mortgage Servicer: Shellpoint Mortgage Servicing**  
**Mortgage Servicer 75 Beattie Place**  
**Address: Greenville, SC 29601**

**SALE INFORMATION:**

**Date of Sale: February 6, 2024**  
**Time of Sale: 10:00 AM or within three hours thereafter.**  
**Place of Sale: The front steps at the south entrance of the Freestone County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

**Substitute Trustee: Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act**  
**Substitute Trustee Address: 546 Silicon Dr., Suite 103 Southlake, TX 76092**  
**TXAttorney@PadgettLawGroup.com**

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

**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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.  
WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and  
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to

- the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
  4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
  5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

*Paige Jones*

Paige Jones

**CERTIFICATE OF POSTING**

My name is Melanie McCoshni, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 1-11-2024, I filed at the office of the Freestone County Clerk to be posted at the Freestone County courthouse this notice of sale.

*Melanie McCoshni*

Declarant's Name: Melanie McCoshni

Date: 1-11-2024

Padgett Law Group  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520