



**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2400486

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 18, 2024 02:23 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: 2400486
Receipt Number: 20240118000014
Recorded Date/Time: January 18, 2024 02:23 PM
User: Tammy R
Station: CCLERK01

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: 6/23/2020	Grantor(s)/Mortgagor(s): JACOB CARL CHERRY, UNMARRIED
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2001806	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
Date of Sale: 4/2/2024	Earliest Time Sale Will Begin: 11:00 AM
Place of Sale of Property: Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Evan Press, Auction.com, Allan Johnston or Ronnie Hubbard, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(D): 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.

Dated: 1/16/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 1-18-2024



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-93856-POS
Loan Type: Conventional Residential

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A 13.72 ACRES TRACT OF LAND SITUATED IN THE W.M. WHITLEY SURVEY, A-636 AND THE J.W. MCGAHEY SURVEY, A-425, FREESTONE COUNTY, TEXAS, AND BEING PART OF THAT CALLED 54.618 ACRES TRACT DESCRIBED IN THE DEED DATED NOVEMBER 1, 1996 FROM LARRY MARDUS HOLMES ET UX TO CARL REAGAN COLLINS ET UX, RECORDED IN VOL. 997 PG. 333, DEED RECORDS OF FREESTONE COUNTY, TEXAS (F.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A 13.72 ACRES, TRACT OF LAND SITUATED IN THE W.M. WHITLEY SURVEY, A-636 AND THE J.W. MCGAHEY SURVEY, A-425, FREESTONE COUNTY, TEXAS, AND BEING PART OF THAT CALLED 54.618 ACRES TRACT DESCRIBED IN THE DEED DATED NOVEMBER 1, 1996 FROM LARRY MARDUS HOLMES ET UX TO CARL REAGAN COLLINS ET UX, RECORDED IN VOL. 997 PG. 333, DEED RECORDS OF FREESTONE COUNTY, TEXAS (F.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A POINT IN THE CENTERLINE OF COUNTY ROAD FCR 975 AND THE NORTH LINE OF COUNTY

ROAD FCR 930 FOR THE SOUTHEAST CORNER OF SAID 54.618 ACRES TRACT AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE GARY SULLIVAN CALLED 4 ACRES TRACT OF RECORD IN VOL. 681, PG. 288, F.C.D.R., FROM WHICH POINT A FOUND 1/2 INCH IRON ROD FOR REFERENCE AT THE BASE OF A 7 INCH CEDAR FENCE CORNER POST AT THE INTERSECTION OF THE WEST LINE OF FCR 975 AND THE NORTH LINE OF FCR 930 BEARS N.82 DEGREES 22 MINUTES 52 SECONDS W. 20.4 FT.; THENCE N.82 DEGREES 22 MINUTES 52 SECONDS W. (BASIS OF BEARING) WITH A FENCE AND THE NORTH LINE OF FCR 930, AND THE SOUTH LINE OF SAID 54.618 ACRES TRACT, AT 20.4 FT. SAID ROD FOR REFERENCE, IN ALL 533.33 FT. TO A SET 1/2 INCH IRON ROD IN SAID FENCE FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A FOUND 1/2 INCH IRON ROD IN THE NORTH LINE OF FCR 930 AT THE BASE OF A 7 INCH TREATED WOOD FENCE CORNER POST FOR THE SOUTHWEST CORNER OF SAID 54.618 ACRES TRACT AND THE SOUTHEAST CORNER OF THE W.N. STONE CALLED 1 5/12 ACRES TRACT OF RECORD IN VOL. 430, PG. 49, F.C.D.R. BEARS N.82 DEGREES 22 MINUTES 52 SECONDS W. 1059.73 FT.; THENCE N.0 DEGREES 55 MINUTES 14 SECONDS E. 1106.00 FT. TO A SET 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S.87 DEGREES 07 MINUTES 25 SECONDS E. WITH THE NORTH LINE OF THIS TRACT, AT 129.43 FT. THE WEST SIDE OF A SMALL BARN, 160.03 FT. THE EAST SIDE OF SAID BARN, AT 210.83 FT. A 7 INCH WOOD CROSS FENCE CORNER, CONTINUING WITH SAID CROSS FENCE, AT 506.03 FT. A SET 1/2 INCH IRON ROD FOR REFERENCE AT THE BASE A 7 INCH TREATED CROSS FENCE CORNER POST IN THE WEST LINE OF SAID FCR 975, IN ALL 530.00 FT. TO A POINT IN THE CENTERLINE OF SAID FCR 975 AND THE EAST LINE OF SAID 54.618 ACRES TRACT, AND THE WEST LINE OF THE REBECCA KING CALLED 89 ACRES SECOND TRACT OF RECORD IN VOL. 4, PG. 607, F.C.D.R. FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S. 0 DEGREES 55 MINUTES 14 SECONDS W. 1150.12 FT. WITH THE CENTERLINE OF SAID FCR 975 AND THE EAST LINE OF SAID 54.618 ACRE TRACT, SAME BEING WITH THE WEST LINE OF SAID KING TRACT, AND THE MORRIS CANNON CALLED 22.78 ACRES TRACT OF RECORD IN VOL. 447, PG. 678, F.C.D.R., AND SAID SULLIVAN TRACT TO THE POINT OR BEGINNING, CONTAINING 13.72 ACRES. PARCEL ID: 47193 AND 16844