



\*VG-1443-2023-2305376\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

**Instrument Number: 2305376**

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 07, 2023 03:11 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: 2305376  
Receipt Number: 20231207000021  
Recorded Date/Time: December 07, 2023 03:11 PM  
User: Crystal b  
Station: CCLERK01

**Record and Return To:**

HEATH & 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'S SALE**

**FREESTONE County**

**Deed of Trust Dated:** June 11, 2004

**Amount:** \$190,000.00

**Grantor(s):** JACQUELYN HAIGLER and JAMES A HAIGLER

**Original Mortgagee:** NEW CENTURY MORTGAGE CORPORATION

**Current Mortgagee:** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE8

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 04004176

**Legal Description:** BEING 20.00 ACRES OF LAND, MORE OR LESS, SITUATED IN THE R. GAINER SURVEY, A-12, FREESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Date of Sale:** February 6, 2024 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, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, EVAN PRESS, ALLAN JOHNSTON, MOLIE MCCOSLIN OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independantly, 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, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-002272



Printed Name: \_\_\_\_\_

Mollie McCoslin

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FIELD NOTES

HAIOLER TRACT  
20.00 ACRES

R. GAINER SURVEY  
ABSTRACT 12

FREESTONE COUNTY

All that certain loc. tract, or parcel of land situated in the R. Gainer Survey Abstract 12, Freestone County, Texas, and being a portion of a called 41.786 acre tract of land described by deed recorded in Volume 1159, Page 567 of the Deed Records of Freestone County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a found 5/8" iron rod for the most northerly corner of this tract and the above mentioned 41.786 acre tract located on the southeast ROW of P.M. Highway No. 488;

THENCE S65°40'19"E 1143.57 feet to the most easterly corner of this tract located in a pond; Witness: S51°25'48"W 147.2 feet, a set 1/2" iron rod.

THENCE S51°25'48"W 913.40 feet to a set 1/2" iron rod for the most southerly corner of this tract;

THENCE N65°40'19"W 1011.05 feet to a set 1/2" iron rod for the most westerly corner of this tract located on said southeast ROW of P.M. Highway No. 488;

THENCE with said ROW N45°03'30"E 372.23 feet to a found concrete monument, N42°52'18"E 387.89 feet to a found concrete monument and N40°39'52"E 101.61 feet to the place of beginning and containing 20.00 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Farrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed and on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 18th day of May, 2004.

