



\*VG-311-2018-1804007\*

**Freestone  
County  
Linda Jarvis  
Freestone County  
Clerk**

**Instrument Number: 1804007**

Foreclosure Posting

**DECLARATION OF INVALIDITY OF FORECLOSURE SALE**

Recorded On: December 10, 2018 03:21 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: 1804007  
Receipt Number: 20181210000026  
Recorded Date/Time: December 10, 2018 03:21 PM  
User: Sabra K  
Station: Clerk Station

**Record and Return To:**

JOHN MALONE



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.

Linda Jarvis  
Freestone County Clerk  
Freestone County, TX

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date: December 6, 2018**

**Substitute Trustee: John Malone**

**Substitute Trustee's Street Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710**

**Mortgagee: Mark Herring, by Transfer of Lien from Amerigo, Inc.**

**Note**

**Date: September 26, 2005**

**Borrower: Felisha M. Thomas**

**Payee: Amerigo, Inc.**

**Principal Amount: \$39,860.00**

**Deed of Trust**

**Date: September 26, 2005**

**Grantor: Felisha M. Thomas**

**Original Beneficiary: Amerigo, Inc.**

**Current Beneficiary: Mark Herring**

**Recording information: Document #05006870, Vol. 1336, Page 00631 in the Official Public Records of Freestone County, Texas**

**Property: Being 50 x 100 feet, said 50 feet running North and South and said 100 feet running East and West out of the Northwest corner of that certain one acre of land off the West half of Subdivision 7, Division 11, Town of Wortham, Freestone County, Texas said one acre tract being the same tract of land conveyed by Ida Lewis, a widow, to Leila Young et vir, dated February 1, 1957, and recorded in Volume 272, page 502 Deed Records, Freestone County, Texas, and more commonly known as: 300 Alvin Lane, Wortham, Freestone County, Texas**

**Modification: (most recently modified and extended)**

**Date: August 15, 2016**

**Recording information: Document #01701664, Volume 01717, Page 00650 in the Official Public Records of Freestone County, Texas**

**Obligor: Victor Ray Bostic**

**Holder of Note: Mark Herring**

**County: Freestone**

**Date of Sale (first Tuesday of month): January 1, 2019**

**Time of Sale: 10:00 a.m. or within three hours thereof**

**Place of Sale: Front steps at south entrance of Courthouse in Fairfield, Texas.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES TO 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.**

**Mortgagee has appointed John Malone As Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 FOR THE MORTGAGEE OR MORTGAGE SERVICER.**

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



---

JOHN MALONE  
SUBSTITUTE TRUSTEE (254) 772-3722