



Freestone  
County  
Linda Jarvis  
Freestone County  
Clerk

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Instrument Number: 1903966

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 16, 2019 12:37 PM

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: 1903966  
Receipt Number: 20191216000022  
Recorded Date/Time: December 16, 2019 12:37 PM  
User: Keitha W  
Station: Clerk Station

**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.

Linda Jarvis  
Freestone County Clerk  
Freestone County, TX

SELECT PORTFOLIO SERVICING, INC. (SPS)  
GATSON, ALYNDA  
700 CLARK STREET, FAIRFIELD, TX 75840

CONVENTIONAL  
Firm File Number: 11-005338

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 15, 2004, ALYNDA GATSON, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of FREESTONE COUNTY, TX and is recorded under Clerk's File/Instrument Number 04006585 Volume 1293, Page 13, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Freestone county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Freestone, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN FREESTONE COUNTY, TEXAS, PART OF 5.85 ACRES OF LAND, MORE OR LESS, OUT OF THE REDIN GAINER LEAGUE, ABSTRACT NO. 12, CONVEYED TO L.J. DAVIS ET AL BY LILLARD CLARK AND WIFE, ELIZABETH CLARK, BY DEED DATED JULY 31, 1967, RECORDED IN VOLUME 370, PAGE 521, DEED RECORDS OF FREESTONE COUNTY, TEXAS, SUCH LOT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 700 CLARK STREET  
FAIRFIELD, TX 75840  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON  
BEHALF OF THE OWNERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2004-4  
ASSET BACKED NOTES  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE

Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont or David Sims, Allan Johnston or Ronnie Hubbard  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713) 462-2565

**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 military service to the sender of this notice immediately.**

04006585

**Exhibit "A"**

All that certain lot, tract or parcel of land, situated in Freestone County, Texas, part of 5.85 acres of land, more or less, out of the Redin Gainer League, Abstract No. 12, conveyed to L.J. Davis et al By Lillard Clark and wife, Elizabeth Clark, by deed dated July 31, 1967, recorded in Volume 370, Page 521, Deed Records of Freestone County, Texas, such lot being more particularly described by metes and bounds as follows, to wit;

Beginning at the Northeast Corner of said 5.85 acres tract:

Thence West 140 ft. with North line of said 5.85 acres tract to a stake in the East right of way line of Clark Street:

Thence South with the East line of Clark Street a distance of 80 ft. to a stake for corner:

Thence East 140 ft. to a stake in the East line of said 5.85 acres tract.

Thence North with the East line of said 5.85 acres tract a distance of 80 ft. to the place of beginning.

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FILED FOR RECORD IN  
Freestone County  
Mary Lynn White  
COUNTY CLERK  
ON: Sep 28, 2004 AT 01:52P  
as Recordings  
Document Number: 04006585  
Total Fees : 44.00  
Receipt Number - 54500  
By: Mary Lynn White, Deputy