



VG-1443-2020-2000834

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2000834

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: March 19, 2020 01:34 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: 2000834
Receipt Number: 20200319000017
Recorded Date/Time: March 19, 2020 01:34 PM
User: LaVerne M
Station: Clerk Station

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.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 05/05/2020

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Freestone County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 23, 2016 and recorded in the real property records of Freestone County, TX and is recorded under Clerk's Book 01698, Page 00770 with Clifford D. Hall (grantor(s)) and Mortgage Research Center, LLC dba Veterans United Home Loans mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Clifford D. Hall, securing the payment of the indebtedness in the original amount of \$91,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBER FIFTY-FIVE (55) OF THE TYUS ADDITION TO THE CITY OF FAIRFIELD, FREESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION FILED IN CABINET A, ENVELOPES 84A AND 84B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.




4722416


6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Lori Garner, ~~Mollie McCoslin~~, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038, Substitute Trustee to act under and by virtue of said Deed of Trust.

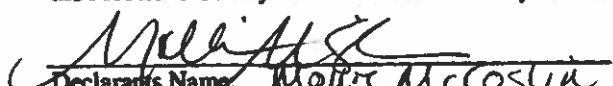
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

03/19/2020
Executed on _____

James E. Albertelli, P.A.
Philip Traynor
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75063

3/19/2020
Executed on _____

~~SUBSTITUTE TRUSTEE~~
Agency Sales & Posting
Lori Garner, ~~Mollie McCoslin~~, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Mollie McCoslin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-19-2020 I filed at the office of the Freestone County Clerk and caused to be posted at the Freestone County courthouse this notice of sale.


Declarant's Name: Mollie McCoslin
Date: 3/19/2020