



VG-1443-2023-2304806

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2304806

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: November 14, 2023 02:54 PM

Number of Pages: 2

" 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: 2304806
Receipt Number: 20231114000022
Recorded Date/Time: November 14, 2023 02:54 PM
User: Jamie M
Station: CCLERK01

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.

Renee Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/7/2013	Grantor(s)/Mortgagor(s): ROGER W. HALL A/K/A ROGER HALL, AN UNMARRIED PERSON AND PATSY A. HALL, AN UNMARRIED PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Recorded in: Volume: 01615 Page: 00047 Instrument No: 01303483	Property County: FREESTONE
Mortgage Servicer: NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 12/5/2023	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: ALL THAT PARCEL OF LAND IN FREESTONE COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED INST. # 00705693, BEING KNOWN AND DESIGNATED AS BEING LOT NUMBERS SEVEN (7) AND EIGHT (8) OF THE TURTLE CREEK TOWNHOUSE SUBDIVISION TO THE CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, AS RECORDED IN CABINET "A", ENVELOPE 71B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

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 their 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(1): 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.

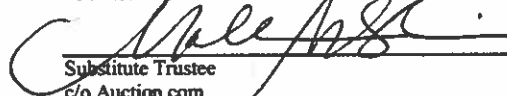
Dated: 11/10/2023 _____



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

Dated: 11-14-23 _____


Printed Name: _____


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

MH File Number: TX-23-98577-POS
Loan Type: Conventional Residential