



\*VG-1443-2023-2303812\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2303812

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 08, 2023 01:43 PM

Number of Pages: 4

" 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: 2303812  
Receipt Number: 20230908000014  
Recorded Date/Time: September 08, 2023 01:43 PM  
User: Alicia D  
Station: CCLERK02

**Record and Return To:**

TEXAS TRUSTEE & TITLE LLC  
PO BOX 6449  
HOT SPRINGS NATIONAL PARK AR 71902-6449



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**

**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: October 03, 2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 07, 2013 and recorded in Document VOLUME 01607, PAGE 00204 real property records of FREESTONE County, Texas, with LINDA G WRIGHT, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LINDA G WRIGHT, securing the payment of the indebtednesses in the original principal amount of \$77,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MCLP ASSET COMPANY, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

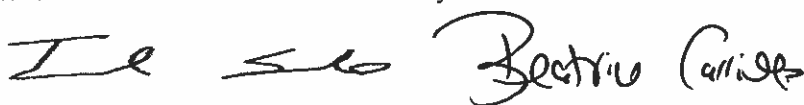
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
75 BEATTIE PLACE  
SUITE 300  
GREENVILLE, SC 29601



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST. PIERRE, LORI GARNER, MOLLIE MCCOSLIN, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, EVAN PRESS, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

LAND IN THE CITY/TOWNSHIP/VILLAGE OF BUFFALO AND THE COUNTY OF FREESTONE, STATE OF TX, MORE PARTICULARLY DESCRIBED AS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND BEING 15.017 ACRES IN THE G.W. FRYER SURVEY, A-874, FREESTONE COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN FENCE CORNER IN THE MOST SOUTHERN S.E. CORNER OF THIS TRACT, BEING THE N.E. CORNER OF THE A.G. SMITH SURVEY, A-731, AND IN AN ELL CORNER OF THE 143.420 ACRE TRACT OF WHICH THIS TRACT IS A PART THEREOF;

THENCE ALONG THE NORTH LINE OF THE SAID SMITH SURVEY BEING THE MOST SOUTHERN LINE OF THIS TRACT N. 89 DEG. 07' W 700.90' (252.32 VRS.) TO AN IRON PIN IN SAID SURVEY LINE AND IN THE S.E. LINE OF A 40' WIDE PUBLIC ROAD BEING THE MOST WESTERN CORNER OF THIS TRACT, ALSO BEING THE MOST WESTERN CORNER OF THE SAID 143.420 ACRE TRACT;

THENCE ALONG THE S.E. LINE OF SAID PUBLIC ROAD AS FOLLOWS:

N. 36 DEG. 00' E 148.64' (53.541 VRS.)

N. 32 DEG. 38' E. 193.53' ( 69.67 VRS.)

N. 46 DEG. 25' E. 683.13' (245.93 VRS.) TO AN IRON PIN AND ANGLE POINT IN THE SAID ROAD LINE;

THENCE CONTINUING ALONG SAID ROAD LINE N. 66 DEG. 14' E. 558.19' (200.95 VRS.) TO AN IRON PIN IN THE MOST NORTHERN CORNER OF THIS TRACT AND IN THE S.W. RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 75 WHERE SAID PUBLIC ROAD INTERSECTS SAME;

THENCE ALONG SAID RIGHT OF WAY LINE OF SAID HIGHWAY, BEING THE N.E. LINE OF THIS TRACT S. 27 DEG. 28' E. 368.00' (132.48 VRS.) TO AN IRON PIN IN SAID HIGHWAY LINE FOR THE MOST EASTERN CORNER OF THIS TRACT, BEING THE MOST NORTHERN CORNER OF THE 15.250 ACRE TRACT NO. 9 OF THIS SUBDIVISION;

THENCE ALONG THE DIVISION LINE BETWEEN THIS TRACT AND SAID TRACT NO. 9 BEING THE S. E. LINE OF THIS TRACT S. 45 DEG. 07' W. 940.41' (338.55 VRS.) TO THE POINT OR PLACE OF BEGINNING, AND CONTAINING 15.017 ACRES OF LAND.

BEING THE SAME LAND DESCRIBED IN DEED DATED MAY 21, 1980, FROM W.S. BUTLER ET UX, BETTY JUNE BUTLER TO DUDLEY RICHARD AND WIFE, MILDRED MAE RICHARD RECORDED IN VOLUME 557, PAGE 209, DEED RECORDS, FREESTONE COUNTY, TEXAS.