

\*VG-1443-2023-2302803\*

**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

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**Instrument Number: 2302803**

Foreclosure Posting  
**NOTICE OF FORECLOSURE**

Recorded On: July 11, 2023 03:43 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: 2302803  
Receipt Number: 20230711000025  
Recorded Date/Time: July 11, 2023 03:43 PM  
User: Alicia D  
Station: CCLERK02

**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.

Renee Reynolds  
Freestone County Clerk  
Freestone County, TX

*Renee Reynolds*

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, RONALD CRAWFORD, JR., AN UNMARRIED MAN** delivered that one certain Deed of Trust dated **AUGUST 26, 2019**, which is recorded in **INSTRUMENT NO. 1902818** of the real property records of **FREESTONE County, Texas**, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of **\$111,161.00** payable to the order of **GOLDWATER BANK, N.A.**, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

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

**WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

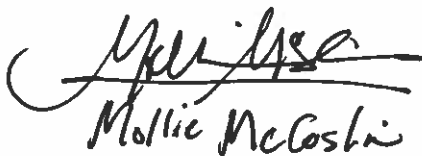
**NOTICE IS HEREBY GIVEN** that on **AUGUST 1, 2023**, beginning at **10:00 AM**, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:


**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.**

The sale will occur at that area designated by the Commissioners Court of **FREESTONE County, Texas**, for such sales (OR AT FRONT STEPS AT SOUTH ENTRANCE OF COURTHOUSE).

**NOTICE IS FURTHER GIVEN** that the address of **WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer**, is **P.O. BOX 25400, ALBUQUERQUE, NM 87125**. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is **Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007**. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: **JULY 10, 2023**.

  
Mollie McCoslin

  
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SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR MOLLY MCCOSLIN OR  
SHARON ST. PIERRE OR ROBERT LAMONT OR  
SHERYL LAMONT OR HARRIETT FLETCHER

FILE NO.: WMC-3774  
PROPERTY: 550 EAST MAIN STREET  
FAIRFIELD, TEXAS 75840

RONALD CRAWFORD, JR.

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



4790258

EXHIBIT "A"

All of that certain lot, tract, or parcel of land situated in the R. Gaimier Survey, Abstract 12, Freestone County, Texas, being all of Tract No. 1 in Volume 1580, Page 443 also known as Lot No. 4 of the Love Subdivision recorded in Volume 193, Page 640 of the Deed Records of Freestone County and being all of Tract No. 2 in Volume 1580, Page 443 also known as part of Lot No. 5 of said Love Subdivision, of the Freestone County Deed Records, and being more fully described by metes and bounds as follows.

BEGINNING at a found 1/2" iron rod for the northwest corner of this tract and also being the northwest corner of Lot 4 located in the south R.O.W. of Fount Kirby Street;

THENCE N88°21'30"E 104.42 feet along said R.O.W. to a found 1/2" iron rod for the most northerly northeast corner of this tract;

THENCE SOUTH 147.53 feet along the line of directional control to a found t-bar for an ell corner of this tract and also being the northwest corner of the above mentioned Tract 2;

THENCE N89°17'02"E 66.99 feet to a found t-bar for the most southerly northeast corner of this tract and also being the northeast corner of the above mentioned Tract 2;

THENCE S01°18'07"W 66.60 feet to a found t-bar for the most northerly southwest corner of this tract and also being the southeast corner of the above mentioned Tract 2;

THENCE N88°40'01"W 65.52 feet to a found fence corner for an ell corner of this tract and also being the southwest corner of the above mentioned Tract 2;

THENCE S00°00'25"E 197.63 feet to a set 1/2" iron rod for the most southerly southeast corner of this tract located in the north R.O.W. of Fairfield and Cook's Ferry Road; WITNESS: N87°14'02"E 8.5 feet a found 1/2" iron rod.

THENCE S87°14'02"W 104.35 feet along said R.O.W. to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N00°01'14"W 411.42 feet to the place of beginning and containing 1.08 acres of land.

FILE NO.: WMC-3774  
RONALD CRAWFORD, JR.