



VG-1443-2023-2303369

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2303369

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: August 17, 2023 11:55 AM

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: 2303369
Receipt Number: 20230817000012
Recorded Date/Time: August 17, 2023 11:55 AM
User: Tammy R
Station: CCLERK08

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

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 28, 2020	Original Mortgagor/Grantor: EDGAR PORTILLO AND CRYSTAL L. MARTINEZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR UNITED FIDELITY FUNDING CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2002724	Property County: FREESTONE
Mortgage Servicer: PLANET HOME LENDING, LLC	Mortgage Servicer's Address: 321 Research Parkway, Suite 303 Meriden, CT 06450

* 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.

Secures:Note in the original principal amount of \$165,656.00, executed by EDGAR PORTILLO and payable to the order of Lender.

Property Address/Mailing Address: 107 COUNTY ROAD 1290, FAIRFIELD, TX 75840

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE I.H. REED SURVEY, A-23, FREESTONE COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 0.492 ACRE TRACT OF LAND DESCRIBED IN DEED TO DALE L. JONASSEN AND WIFE, LINDA A. JONASSEN RECORDED IN VOLUME 1488, PAGE 725, OF THE DEED RECORDS FREESTONE COUNTY, TEXAS (DRFCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF FCR 1290, THE SOUTHWEST CORNER OF THE JERRY AND KATHALEEN EASTMAN 3.54 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 991, PAGE 249 OF THE DRFCT, THE SOUTHEAST CORNER OF THE ABOVE MENTIONED JONASSEN 0.492 ACRE TRACT AND THIS TRACT;

THENCE, ALONG THE NORTH LINE OF FCR 1290, THE SOUTH LINE OF THIS TRACT AS FOLLOWS: N 76 DEGREES 14 MINUTES 52 SECONDS W, 116.53 FEET TO A 1/2 INCH IRON ROD FOUND; N 18 DEGREES 53 MINUTES 22 SECONDS W, 24.75 FEET TO A 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF FCR 1291, THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 29 DEGREES 16 MINUTES 11 SECONDS E (CONTROL LINE), 186.17 FEET ALONG THE EAST LINE OF FCR 1291, THE WEST LINE OF THIS TRACT TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THE EASTMAN 3.54 ACRE TRACT, BEING THE NORTHWEST CORNER OF THIS TRACT;



THENCE, ALONG THE COMMON LINE OF THE EASTMAN 3.54 ACRE TRACT AND THIS TRACT AS FOLLOWS: S 76 DEGREES 08 MINUTES 20 SECONDS E, 80.88 FEET TO A 5/8 INCH IRON ROD FOUND; S 13 DEGREES 58 MINUTES 58 SECONDS W, 200.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.49 ACRES OF LAND MORE OR LESS.

Date of Sale: October 03, 2023

Earliest time Sale will begin: 11:00 AM

Place of sale of Property: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

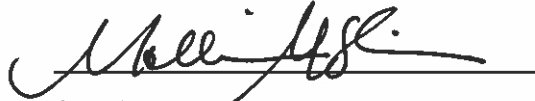
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *PLANET HOME LENDING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in cursive script, appearing to read "Mollie McCoslin", written over a horizontal line.

SUBSTITUTE TRUSTEE

Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Alan Johnston or Ronnie Hubbard, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112