



**Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk**

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**Instrument Number: 2400150**

Foreclosure Posting

**NOTICE OF FORECLOSURE**

Recorded On: January 17, 2024 03:36 PM

Number of Pages: 2

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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: 2400150  
Receipt Number: 20240117000026  
Recorded Date/Time: January 17, 2024 03:36 PM  
User: Tammy R  
Station: CCLERK02

**Record and Return To:**

DENYSE CREWS



**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 FORECLOSURE 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. *Property to Be Sold.* The property to be sold is described as follows:

BEING Lots Number One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) in block Number Thirteen (13), Town of Streetman, Freestone County, Texas, according to the plat thereof recorded in Cabinet A, Envelope 58, Plat records of Freestone County, Texas.

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated June 2, 2022, and recorded in Document 2202324 in Freestone County.

3. *Date, Time, and Place of Sale.*

Date: 02/06/2024

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: The front steps at the South entrance of Freestone County Courthouse or if the proceeding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.


Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, 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.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

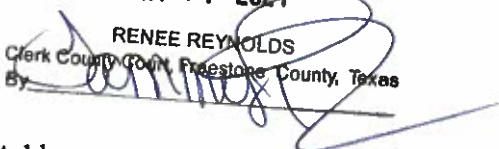
5. *Obligations Secured.* The Deed of Trust executed by Guillen Rodriguez Olman as Grantors and Neighborhood Partner, Inc. as Grantee, which provides that it secures the payment of the indebtedness in the original principal amount of \$139,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Neighborhood Partner, Inc. is the current mortgagee of the note and deed of trust.

*Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 15th day of January, 2024

  
Denyse Crews, Substitute Trustee

FILED FOR RECORD  
At 3:30 o'clock PM

JAN 17 2024  
RENEE REYNOLDS  
Clerk County Court, Freestone County, Texas  
By 

Sent via Certified Mail 9589 0710 5270 1517 1209 98 to Property Address  
Sent via Certified Mail 9589 0710 5270 1517 1210 01 to Mailing Address

c/o Neighborhood Partner, Inc. 9129 Belshire Dr #100 North Richland Hills, TX 76182