



"VG-1443-2024-2403794"

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2403794

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: July 15, 2024 02:05 PM

Number of Pages: 3

" 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: 2403794
Receipt Number: 20240715000014
Recorded Date/Time: July 15, 2024 02:05 PM
User: Jamie M
Station: CCLERK01

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

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 that certain real property located in Freestone County, Texas, which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference for all purposes.

2. *Instrument to be foreclosed:* 'The instrument to be foreclosed is the Deed of Trust dated June 9, 2023, in the original amount of \$129,900.00 being executed by Coker Dillard Holdings, LLC and JAM Home Solutions, LLC, and being recorded in Instrument No. 2023-2302405 in Freestone County, together with any other provision of the Promissory Note agreement between Coker Dillard Holdings, LLC and JAM Home Solutions, LLC and Yesenia Marisol Abarca De Umana dated June 9, 2023, in the event of a default.

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

Date: 08/06/2024

Time: The sale will begin no earlier than 1:00 PM 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 Yesenia Marisol Abarca De Umana as Grantors and Coker Dillard Holdings, LLC and JAM Home Solutions, LLC as Grantee, which provides that it secures the payment of the indebtedness in the original principal amount of \$129,900.00 and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Coker Dillard Holdings, LLC and JAM Home Solutions, LLC 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 8th day of July, 2024



Denyse Crews
Substitute Trustee

CRM # 9589 0710 5270 1517 1460 42 Property Address
CRM # 9589 0710 5270 1517 1460 35 Mailing Address

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

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

All that certain tract or parcel of land being a part of the Jesse Korn Survey, A-15, Freestone County, Texas, being 6.592 acres of land and being the same tract called 6.625 acres conveyed from M.E. Hodges to Ralph Hodges, Jr. in a Special Warranty Deed recorded in Volume 1177, Page 293 (OPRFCT) and also being part of Lot 18 of a called 110.471 acre subdivision dated September 14, 1971, (Vol. 432, Pg. 770), deeded from Neal Development Corps to Mary E. Van Der Wai, said 6.592 acres being more particularly described as follows;

BEGINNING at a T-Bar found on the West margin of Freestone County Road 536 for the Southeast corner of this 6.592 acres, also being the Southeast corner of Lot 18 and the Northeast corner of Lot 17 (called 5.09 acres) conveyed to John Story and Kimberly Story (GWD Vol. 1458, Pg.518).

THENCE N 50°29'04" W for a distance of 562.16' to a 1/2" iron rod set for the Southwest corner of Lot 18 and the Northeast corner of Lot 18.

THENCE N 61°57'21" E for a distance of 60.08' to a 1/2" iron rod set for corner and N 50°31'09" W for a distance of 214.70' to a 1/2" iron rod set for corner and N12°42'51" E for a distance of 223.90' to a T-Bar found (deed) at the Northwest corner of Lot 18 and being on the South line of a called 100 acre tract conveyed to H & M Fryer (Vol. 1416, Pg.267).

THENCE N 87°39'51" E for a distance of 515.56' to a T-Bar found (deed) at the Northeast corner of Lot 18 and this 5.592 acres, this point being on the West margin of Freestone County Road 536.

THENCE S 01 °27'39" E along the West margin of said road for a distance of 460.86' to in a creek at a bend in said boundary line and continuing S 05°38'55" W for a distance of 302.63' to the place of beginning and containing 6.592 acres of land.

AFTER RECORDING RETURN TO:

CHICAGO TITLE OF TEXAS, LLC
Attention: Jamie Guevara
5430 Glen Lakes Drive, Suite 160
Dallas, Texas 75231