



**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2406621

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 12, 2024 03:09 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: 2406621
Receipt Number: 20241212000015
Recorded Date/Time: December 12, 2024 03:09 PM
User: Jamie M
Station: CCLERK02

Record and Return To:

MOLLY 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 Gregory
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/22/2021	Grantor(s)/Mortgagor(s): SUE ENGLE, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: GUILD MORTGAGE COMPANY
Recorded In: Volume: N/A Page: N/A Instrument No: 2021-2102247	Property County: FREESTONE
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 2/4/2025	Earliest Time Sale Will Begin: 11:00 AM
Place of Sale of Property: Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: Legal description attached as Exhibit "A"

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Lori Gamex, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Evan Press, Auction.com, Allan Johnston or Ronnie Hubbard, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

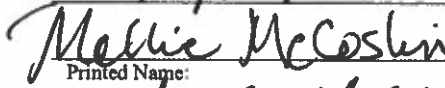
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 12/11/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 12/12/24



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-105460-POS
Loan Type: Conventional Residential

EXHIBIT "A"

BEING 0.591 of an acre situated in the Jesse Korn Survey, Abstract No. 15, Freestone County, Texas, and being a part of that certain called 51 acre tract described as Block No. 8 in a partition deed to L.D. Emmons, dated September, 15, 1929, and recorded in Volume 111, Page 502, same being conveyed from Havel Mae Emmons to Benjamin Leonard Emmons in The Last Will and Testament, Section V., and recorded in Volume 85, Page 503, of the probate records of Freestone County, Texas, and being a portion of that certain called part of 51 acres described in a deed from Dorothy Juanita Cooper, et al. to Benjamin Leonard Emmons, dated September 19, 1969, and recorded in Volume 392, Page 186, of the deed records of Freestone County, Texas, said tract to be more particularly described by metes and bounds as follows.

BEGINNING at a ½" iron rod (set with cap marked "STANGER") in the southwest boundary line of the above mentioned 51 acre tract, being in the southwest boundary line of the above mentioned part of 51 acres, and being in the northeast right-of-way of Highway 84, from which said ½" iron rod the southeast corner of said 51 acre tract bears South 63° 06' 41" East, a distance of 363.10 feet;

THENCE North 63° 06' 41" West, for a distance of 141.79 feet, to a ½" iron rod (set with cap marked "STANGER") for corner in the northeast right-of-way of Highway 84, being in the southwest boundary line of said 51 acre tract, and being in the southwest boundary line of said part of called 51 acre tract;

THENCE North 00° 25' 31" East, for a distance of 154.28 feet, to a ½" iron rod (set with cap marked "STANGER") at a fence corner;

THENCE North 88° 13' 15" East, for a distance of 143.67 feet, to a ½" iron rod (set with cap marked "STANGER") at a fence corner;

THENCE South 04° 41' 26" West, for a distance of 223.61 feet, back to the place of beginning and containing 0.591 of an acre of land.