



VG-1443-2025-2504839

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2504839

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: September 09, 2025 09:40 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: 2504839
Receipt Number: 20250909000011
Recorded Date/Time: September 09, 2025 09:40 AM
User: Jacey J
Station: CCLERK08

Record and Return To:

Abstract/Trustees of Texas
PO BOX 9932

AUSTIN TX 78766



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 Gregory

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2250612076

DATE: September 4, 2025

NOTE: Promissory Note described as follows:

Date:	1/14/2022
Debtor(s):	Michael Trudell and Ashley Trudell, a married couple
Original Creditor:	Monica L. Toby
Original Principal Amount:	\$84,600.00
Current Holder:	Monica L. Toby

DEED OF TRUST: Deed of Trust described as follows:

Date:	1/14/2022
Grantor:	Michael Trudell and Ashley Trudell, a married couple
Trustee:	George M. Robinson
Current Beneficiary:	Monica L. Toby
Recorded:	1/20/2022, In Instrument No.: 2200216, In the County of Freestone, State of Texas

LENDER: Monica L. Toby

BORROWER: Michael Trudell and Ashley Trudell, a married couple

PROPERTY: The real property described as follows:

See attached Exhibit A attached hereto and made a part of

610 Farm to Market 416, Streetman, TX 75859

FILED FOR RECORD
At 9 o'clock a M

SEP 09 2025

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By facey jones

SUBSTITUTE TRUSTEE: TOLESOAZ Corp. dba Total Lender Solutions, an AZ Corp., Randy S. Newman, Jim Mills, Susan Mills, Russell Slaton, George Hawthorne, Kory Morgan, Denise Morgan, Lori Garner, Ed Henderson, Andrew Mills-Middlebrook

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

10/7/2025, the first Tuesday of the month, to commence at **10:00 AM** (or within 3 hours after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

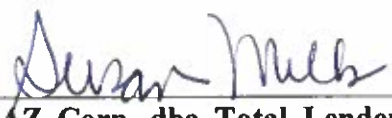
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:



TOLESOAZ Corp. dba Total Lender Solutions, an AZ Corp., Randy S. Newman, Jim Mills, Susan Mills, Russell Slaton, George Hawthorne, Kory Morgan, Denise Morgan, Lori Garner, Ed Henderson, Andrew Mills-Middlebrook, Trustee