



VG-1443-2025-2506621

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2506621

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 09, 2025 10:11 AM

Number of Pages: 6

" 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: 2506621
Receipt Number: 20251209000006
Recorded Date/Time: December 09, 2025 10:11 AM
User: Jamie M
Station: CCLERK01

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: November 24, 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 as 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 Exhibit A attached hereto and made a part of.

610 Farm to Market 416, Streetman, TX 75859

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:

1/6/2026, 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

EXHIBIT "A"

FIELD NOTES

CHRIS N. KEY

WILLIAM A. BISHOP SURVEY

4.331 ACRES

A-60

FREESTONE COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Freestone County, Texas on the William A. Bishop Survey, A-60 and being the residue of the 15.493 acre tract recorded in Volume 623, Page 175 of the Freestone County Deed Records and the 1.869 acre tract also recorded in Volume 623, Page 175 of the Freestone County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at found concrete right-of-way monument at the Southeast corner of the 1.859 acre tract, the Southwest corner of the Mel Trudell 1.02 acre tract recorded in Document No. 2004295 of the Official Public Records of Freestone County, Texas and in the North right-of-way of F. M. Highway 416;

THENCE NORTH 75 degrees 33 minutes 46 seconds West, along the North right-of-way of F. M. Highway 416, 283.05 feet to a ½" iron rod found at the Southeast corner of the John Alford 32.00 acre tract recorded in Volume 1444, Page 397 of the Official Public Records of Freestone County, Texas;

THENCE NORTH 6 degrees 20 minutes 14 seconds West 278.22 feet to a T Post found in fence at the Northwest corner of the 1.859 acre tract and North 8 degrees 08 minutes 34 seconds West 260.02 feet to a T Post found at the Southwest corner of the T. B. Whitfield Revocable Trust 9.03 acre tract recorded in Document No. 1901645 of the Official Public Records of Freestone County, Texas;

THENCE along fence and the South line of the Whitfield 9.03 acre tract, South 57 degrees 41 minutes 40 seconds East 263.66 feet to a T Post found at angle corner and North 75 degrees 05 minutes 17 seconds East 300.08 feet to a T Post found at fence corner at the Southeast

corner of the Whitfield 9.03 acre tract;


THENCE SOUTH 23 degrees 37 minutes 49 seconds East, along fence, 107.35 feet to a T Post found at fence corner at the North corner of the Trudell 1.02 acre tract;

THENCE along the West line of the Trudell 1.02 acre tract, South 50 degrees 21 minutes West 289.47 feet to a T Post found and South 2 degrees 35 minutes 56 seconds East 305.01 feet to the place of beginning and containing 4.331 acres of land.

SURVEYOR'S CERTIFICATE

I, Clark Fincher, Registered Professional Land Surveyor No. 5035, do hereby certify that I went upon the ground and surveyed the above described tract of land and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground.

WITNESS my hand and seal at Athens, Texas, on this the 24 th day of March, A.D. 2021.


Clark Fincher, Registered Professional
Land Surveyor No. 5035

