



Freestone  
County  
Renee Gregory  
Freestone County  
Clerk

Instrument Number: 2601565

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: March 31, 2026 04:09 PM

Number of Pages: 5

" 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: 2601565  
Receipt Number: 20260331000058  
Recorded Date/Time: March 31, 2026 04:09 PM  
User: Tammy C  
Station: CCLERK02

**Record and Return To:**

HEATH & MOLLIE MCCOSLIN  
501 E MAIN ST  
WORTHAM TX 76693



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 TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 22, 2024 and recorded under Clerk's File No. 2024-2404643, in the real property records of FREESTONE County Texas, with Christopher John Maxwell, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Christopher John Maxwell, a single man securing payment of the indebtedness in the original principal amount of \$156,120.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Christopher John Maxwell. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

### Legal Description:

**DESCRIPTION OF: 1.84 ACRES, GRAHAM JACKSON SURVEY, A-341 AND J.A. WEAVER SURVEY A-656, FREESTONE COUNTY, TEXAS OWNER: J.C. ADAMS III**

**BEING A 1.84 ACRES TACT SITUATED IN THE GRAHAM JACKSON SURVEY A-341 AND THE J.A. WEAVER SURVEY A-656, FREESTONE COUNTY, TEXAS, AND PART OF THAT CALLED 3.675 ACRES TRACT DESCRIBED IN THE DEED TA JOHN C. ADAMS, JR. RECORDED IN VOL. 1104, PG. 507, DEED RECORDS OF FREESTONE COUNTY, TEXAS (F.C.D.R.), AND BEING CONVEYED TO JOHN C. ADAMS ILL, ACCORDING TO THE AFFIDAVIT OF HEIRSHIP OF RECORD IN VOL. 1386, PG. 744, DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 1.84 ACRES BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**DESCRIPTION OF: 50 FT. WIDE ACCESS EASEMENT (PRIVATE ROAD PR958), GRAHAM JACKSON SURVEY, A-341 AND J.A WEAVER SURVEY A656, FREESTONE COUNTY, TEXAS. OWNER J.C. ADAMS III**

**BEING A 50 FT WIDE ACCESS EASEMENT SITUATED IN THE GRAHAM JACKSON SURVEY A-341 AND THE J.A WEAVER SURVEY A-656, FREESTONE COUNTY, TEXAS, AND BEING PART OF THAT CALLED 21 ACRES FIRST TRACT AND THAT 14 ACRES SECOND TRACT DESCRIBED IN THE DEED DATED DECEMBER 31, 1975, FROM PAULINE NEECE TO JOHN C. ADAMS, JR. RECORDED IN VOL. 461, PG. 555, AND THAT CALLED 3.675 ACRES TRACT DESCRIBED IN THE DEED TO JOHN C. ADAMS, III RECORDED IN VOL. 943, PG. 879, F.C.D.R, AND BEING THOSE TACTS CONVEYED TO JOHN C. ADAMS, III, ACCORDING TO THE AFFIDAVIT OF HEIRSHIP OF RECORD IN VOL. 1386. PG. 744, DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**



**SALE INFORMATION**

**Date of Sale: 05/05/2026**

**Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: **FREESTONE** County Courthouse, Texas at the following location: 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

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Mollie McCoslin, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, ~~Kara Riley~~, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on March 31, 2026.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Mollie McCoslin  
Printed Name: Mollie McCoslin

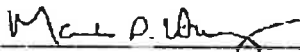
## EXHIBIT A

Description of: 1.84 Acres, Graham Jackson Survey, A-341 and J.A. Weaver Survey  
A-656, Freestone County, Texas  
Owner: J.C. Adams III

BEING a 1.84 acres tract situated in the Graham Jackson Survey A-341 and the J.A. Weaver Survey A-656, Freestone County, Texas, and part of that called 3.675 acres tract described in the deed to John C. Adams, Jr. recorded in Vol. 1104, Pg. 507, Deed Records of Freestone County, Texas (F.C.D.R.), and being conveyed to John C. Adams III, according to the Affidavit of Heirship of record in Vol. 1386, Pg. 744, Deed Records of Freestone County, Texas, said 1.84 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline South end of private road PR958 side and the North line of the Kelly Ballew tract of record in Vol. 968, Pg. 459, F.C.D.R. for the Southwest corner of said 3.675 acres tract and this tract, same being an old corner in the East line of a 20.01 acres tract surveyed this day, from which corner a set 1/2" iron rod in the East margin of said PR958 bears S.87°21'34"E. 25.00 ft.  
THENCE N.2°38'26"E. with the centerline of said private road and the West line of said 3.675 acres tract, at 225.00 ft. the Northeast corner of said 20.01 acres tract and the Southeast corner of an 18.27 acres tract surveyed this day, continuing with said private road centerline and the East line of said 18.27 acres tract, in all 400.00 ft. to a point for the Northwest corner of this tract and the Southeast corner of the Wilma M. Scarborough tract of record in Vol. 1104, Pg. 507, F.C.D.R., from which corner a found 3/4" iron rod in the East margin of said private road bears S.87°21'34"E. 25.00 ft., and also from which corner a set 1/2" iron rod in the intersection of said private road and the South right of way line of F.M. Road 27 for the Northeast corner of said 18.27 acres tract and the Northwest corner of said Wilma M. Scarborough tract bears N.2°38'26"E. 400.00 ft.;  
THENCE S.87°21'26"E. with the South line of said Wilma M. Scarborough lot, at 25.00 ft. said rod for reference, in all 200.00 ft. to a set 1/2" iron rod at a fence, the West line of the Christine Scarborough called 5.00 acres tract of record in Vol. 1360, Pg. 345, F.C.D.R. and the East line of said 3.675 acres tract for the Northeast corner of this tract, same being the Southeast corner of said Wilma M. Scarborough tract;  
THENCE S.2°38'26"W. 400.00 ft. with said fence and the East line of said 3.675 acres tract to a set 1/2" iron rod for the Southeast corner of said 3.675 acres tract and this tract, same being the Northeast corner of the Kelly Ballew tract of record in Vol. 968, Pg. 459, F.C.D.R.  
THENCE N.87°21'34"W. with the South line of said 3.675 acres tract and the North line of said Ballew tract, at 175.00 ft. said rod for reference in the East margin of said South end of said private road, in all 200.00 ft. to the centerline of said road and the point of BEGINNING, containing 1.84 acres.

The foregoing description was prepared from that plat dated May 12, 2008 that represents the facts found from that survey made on the ground under my supervision.



Mark D. Haney, R.P.L.S., No. 5841  
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## EXHIBIT B

Description of: 50 ft. wide Access Easement (private road PR958), Graham Jackson Survey, A-341 and J.A. Weaver Survey A-656, Freestone County, Texas. Owner: J.C. Adams III

BEING a 50 ft. wide access easement situated in the Graham Jackson Survey A-341 and the J.A. Weaver Survey A-656, Freestone County, Texas, and being part of that called 21 acres FIRST TRACT and that 14 acres SECOND TRACT described in the deed dated December 31, 1975, from Pauline Noe to John C. Adams, Jr. recorded in Vol. 461, Pg. 555, and that called 3.675 acres tract described in the deed to John C. Adams III recorded in Vol. 943, Pg. 879, F.C.D.R., and being those tracts conveyed to John C. Adams, III, according to the Affidavit of Heirship of record in Vol. 1386, Pg. 744, Deed Records of Freestone County, Texas, said access easement being more particularly described by metes and bounds as follows:

BEGINNING at a set  $\frac{1}{2}$ " iron rod in the centerline of private road PR958 and the South right of way line of F.M. Road 27 for Northeast corner of the J.C. Adams III tract and an 18.27 acres tract surveyed this day, same being the Northwest corner of the Wilma M. Scarborough tract of record in Vol. 1104, Pg. 507, F.C.D.R.;

THENCE S.87°33'25"E. 25.00 ft. with the South line of said F.M. Road 27 and the North line of said Scarborough tract to a found  $\frac{1}{2}$ " iron rod for the Northeast corner of this easement;

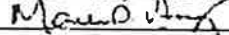
THENCE S.2°36'26"W. with the East line of said easement, at 400.09 ft. a found  $\frac{1}{2}$ " iron rod in the South line of said Scarborough tract and the North line of residue of the Adams 3.675 acres tract surveyed this day as a 1.84 acres tract from which the Southwest corner of said Scarborough tract and the Northwest corner of said 1.84 acres tract in the centerline of said easement and the East line of an 18.27 acres tract surveyed this day, bears N.87°21'34"W. 25.00 ft., continuing with the East line of this easement, in all 800.09 ft. to a set  $\frac{1}{2}$ " iron rod in the South line of said 1.84 acres tract and the North line of the Kelly Ballew tract of record in Vol. 757, Pg. 801, F.C.D.R. for the Southeast corner of this easement;

THENCE N.87°21'34"W. 25.00 ft. with the North line of said Ballew tract to the centerline dead-end of said private road for the Southwest corner of said 1.84 acres tract and an ell corner in the East line of a 20.01 acres tract surveyed this day, continuing with the Southeasterly line of said 20.01 acres tract and the North line of said Ballew tract, in all 50.00 ft. to a found  $\frac{1}{4}$ " iron pipe at the base of a cross-tie fence corner post for the Southwest corner of this easement

THENCE N.2°38'26"E. with the West line of said easement, 224.91 ft. to a set  $1\frac{1}{2}$ " iron rod for reference in the North line of said 20.01 acres tract and the South line of said 18.27 acres tract, from which a point in the centerline of said easement and the West line of said 1.84 acres tract for the Northeast corner of said 20.01 acres tract and the Southeast corner of said 18.27 acres tract bears S.87°33'25"E. 25.00 ft., continuing with the West line of said easement, in all 799.91 ft. to a found  $\frac{1}{2}$ " iron rod in the South line of said F.M. Road 27 and the North line of said 18.27 acres tract for the Northwest corner of this easement;

THENCE S.87°33'25"E. 25.00 ft. with the South line of said F.M. Road 27 and the North line of said 18.27 acres tract to the point of BEGINNING.

The foregoing description was prepared from that plat dated May 12, 2008 that represents the facts found from that survey made on the ground under my supervision.

  
Mark D. Haney, R.P.1 S. No. 5841  
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