



Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2601400

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: March 26, 2026 01:20 PM

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: 2601400
Receipt Number: 20260326000003
Recorded Date/Time: March 26, 2026 01:20 PM
User: Jennifer F
Station: CCLERK01

Record and Return To:

HEATH & MOLLIE 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 Gregory

25-377160

MAR 26 2026

Notice of Substitute Trustee's Sale

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By 

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: November 07, 2024	Original Mortgagor/Grantor: YOLANDA W. WILLIAMS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST COMMUNITY MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2024-2406147	Property County: FREESTONE
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* 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.

Secures:Note in the original principal amount of \$211,105.00, executed by YOLANDA W. WILLIAMS and payable to the order of Lender.

Property Address/Mailing Address: 232 COUNTY RD 1044, STREETMAN, TX 75859

Legal Description of Property to be Sold: 2.18 ACRE TRACT NO. 4 ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE JEREMIAH MATHEWS SURVEY, ABSTRACT NO. 418, FREESTONE COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 8.74 TRACT DESCRIBED IN A DEED TO TJH DEVELOPMENTS, LLC AND BEEP INVESTMENTS, LLC FROM THE F.A. COLEMAN TRUST ON SEPTEMBER 7, 2022 IN DOCUMENT NO. 2022-3743 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON ROD (FOUND) NEAR A GATE CAPPED "STANGER" FOR THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 8.74 ACRE TJH DEVELOPMENTS TRACT, THE NORTHEAST CORNER OF A CALLED 34.29 ACRE TRACT CONVEYED TO JULIANNE DODGE IN VOLUME 1688, PAGE 291 AND BEING IN OR NEAR THE MOST WESTERLY LINE OF A CALLED 165.654 ACRE TRACT CONVEYED TO JULIANNE DODGE IN VOLUME 1150, PAGE 460;

THENCE SOUTH 86 DEG. 46 MIN. 12 SEC. WEST WITH THE EASTERLY SOUTH LINE OF THE 8.74 ACRE TJH DEVELOPMENTS TRACT, THE NORTH LINE OF THE 34.29 ACRE DODGE TRACT AND NEAR THE CENTER OF COUNTY ROAD NO. 1044, A DISTANCE OF 444.87 FT. TO THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF A 2.18 ACRE TRACT NO. 3 DESCRIBED ON THIS DAY, FROM WHICH A 1/2" IRON ROD (SET) FOR REFERENCE BEARS NORTH 03 DEG. 01 MIN. 40 SEC. WEST - 25.00 FT.;

THENCE NORTH 03 DEG. 01 MIN. 40 SEC. WEST ACROSS THE 8.74 ACRE TJH DEVELOPMENTS TRACT AND WITH THE EAST LINE OF THE 2.18 ACRE TRACT NO. 3, A DISTANCE OF 213.84 FT. TO A



1/2' IRON ROD (SET) FOR THE NORTHEAST CORNER OF SAME, THE NORTHWEST CORNER OF THIS TRACT, IN THE NORTH LINE OF THE 8.74 ACRE TJH DEVELOPMENTS AND BEING NEAR THE OCCUPIED SOUTH LINE OF A CALLED 7.70 1/4 ACRE TRACT CONVEYED TO A.V. MERGERSON IN VOLUME 1578, PAGE 633;

THENCE NORTH 86 DEG. 58 MIN. 20 SEC. EAST WITH THE NORTH LINE OF THE 8.74 ACRE TJH DEVELOPMENTS TRACT AND GENERALLY WITH THE OCCUPIED SOUTH LINE OF THE 7.70 1/4 ACRE MERGERSON TRACT, A DISTANCE OF 448.34 FT. TO A T-BAR (FOUND) AT A FENCE CORNER FOR THE OCCUPIED SOUTHEAST CORNER OF SAME, DIE NORTHEAST CORNER OF THE 8.74 ACRE TJH DEVELOPMENTS TRACT AND BEING IN THE OCCUPIED WEST LINE OF SAID 165.654 ACRE DODGE TRACT;

THENCE SOUTH 02 DEG 05 MIN. 30 SEC. EAST WITH THE EAST LINE OF THE 8.74 ACRE TJH DEVELOPMENT TRACT AND WITH OR NEAR THE MOST WESTERLY LINE OF THE 165.654 ACRE DODGE TRACT, A DISTANCE OF 212.30 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.18 ACRES OF LAND OF WHICH APPROXIMATELY 0.28 ACRE LINE IN THE RIGHT-OF-WAY OF COUNTY ROAD NO.1044.

THE BEARINGS RECITED HEREIN ARE BASED ON A CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 1696, PAGE 161 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS.

Date of Sale: May 05, 2026	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Handwritten signature in blue ink, appearing to read "M. J. G.", followed by the date "3/26/26". The signature is written over a horizontal line.

SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112