



Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2602176

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 30, 2026 04:11 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: 2602176
Receipt Number: 20260430000032
Recorded Date/Time: April 30, 2026 04:11 PM
User: Camille H
Station: CCLERK01

Record and Return To:

HEALTH & MOBIL MCCOSLIN / MOLLIE MCCOSLIN
501 E MAIN STREET
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 Substitute Trustee's Sale

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: July 12, 2022	Original Mortgagor/Grantor: TIMOTHY WAYNE HAMLIN AND SHANNAN KAY HAMLIN
Original Beneficiary / Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION
Recorded in: Volume: N/A Page: N/A Instrument No: 2203070	Property County: FREESTONE
Mortgage Servicer: Cenlar Federal Savings Bank	Mortgage Servicer's Address: 425 Phillips Blvd, Ewing, New Jersey 08618-1430

* 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 \$224,900.00, executed by TIMOTHY WAYNE HAMLIN AND SHANNAN KAY HAMLIN and payable to the order of Lender.

Property Address/Mailing Address: LOT 39 MORNING STAR RANCH, OAKWOOD, TX 75855

Legal Description of Property to be Sold: ALL THAT LOT, TRACT OR PARCEL OF LAND BEING LOT NUMBER THIRTY-NINE (39) OF THE MORNING STAR RANCH SUBDIVISION, FREESTONE COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN CABINET B, ENVELOPE 188, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

Date of Sale: June 02, 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, *SECURITY SERVICE FEDERAL CREDIT UNION*, the owner and holder of the Note, has requested Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 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 *SECURITY SERVICE FEDERAL CREDIT UNION* 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, Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 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 Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 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.

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.


Trustee 4/30/26

/s/Joseph Vacek
Joseph Vacek
Attorney for Cenlar Federal Savings Bank
State Bar No.: 24038848
jvacek@raslg.com
Robertson, Anschutz, Schneid, Crane & Partners,
PLLC / Attorney for Mortgagee
5601 Executive Dr, Suite 400
Irving, TX 75038
Telephone: 817-873-3080
Facsimile: (817)796-6079

FILED FOR RECORD
At 4:15 o'clock P M

APR 30 2026

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By 