



VG-1443-2026-2603002

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2603002

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: June 05, 2026 11:50 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: 2603002
Receipt Number: 20260605000011
Recorded Date/Time: June 05, 2026 11:50 AM
User: Camille H
Station: CCLERK02

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

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 TRUSTEE'S SALE BY SUBSTITUTE TRUSTEE

WHEREAS, on JULY 30, 2025, JOSE ROMEREO SERRATOS AND MARTA LICIA ESPINOAZA FUENTES, executed a Deed of Trust conveying to JAMES RYAN PITTS, Trustee, the Real Estate hereinafter described, to secure "TRI-CAPITAL EQUITIES, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2025-2504091, of the Deed Records of Freestone County, Texas; and WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 7th day of **JULY**, 2026, between eleven o'clock a.m. and two o'clock p.m., I will sell said Real Estate at the at THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTERENCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, which is the place designated by the Freestone County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Freestone, State of Texas:

SEE EXHIBIT "A" ATTACHED HERETO FOR ALL PURPOSES. MORE COMMONLY KNOWN AS 115 COUNTY ROAD 969, WORTHAM, TEXAS.

WITNESS MY HAND, this 4th day of June ~~JULY~~, 2026.



MOLLIE MCCOSLIN, Substitute Trustee
SHARON ST. PIERRE
CHRISTINE WHEELESS
PHILLIP HAWKINS
KEVIN KEY
JAY JACOBS

EXHIBIT "A"

All that certain lot, tract or parcel of land being 1.674 acres situated in the J. W. Caldwell Survey, Abstract No. 155, in Freestone County, Texas, and being a part of a called 10-acre tract which is a part of a called 30-acre tract described in Deed from T. B. and R. G. Poindexter to M. H. Horn, dated February 10, 1945, recorded in Volume 177, Page 422 of the Deed Records of Freestone County, Texas. Said 1.674 acres are more fully described as follows:

BEGINNING at an iron stake for corner set in the east line of the called 10- and 30-acre tracts and hrs. south 400.66 feet from the northeast corner of the same;
THENCE south 280 feet to an iron stake for corner;
THENCE west 260.54 feet to an iron stake for corner;
THENCE N 00 degrees 03' 10" east, 280 feet to an iron stake for corner;
THENCE east 260.28 feet to the **PLACE OF BEGINNING**, containing 1.674 acres of land.