



VG-1443-2020-2000155

Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2000155

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 14, 2020 03:04 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: 2000155
Receipt Number: 20200114000042
Recorded Date/Time: January 14, 2020 03:04 PM
User: Melissa S
Station: Clerk Station

Record and Return To:

TEXAS TRUSTEE & TITLE LLC



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.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: March 03, 2020

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 09, 2017 and recorded in Document VOLUME 01713, PAGE 00319 real property records of FREESTONE County, Texas, with MARK W FERGUSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARK W FERGUSON, securing the payment of the indebtednesses in the original principal amount of \$63,455.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. QUICKEN LOANS INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o QUICKEN LOANS INC.
635 WOODWARD AVE.
DETROIT, MI 48226



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 01/14/2020 I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 01/14/2020

EXHIBIT "A"

LAND SITUATED IN THE CITY OF TEAGUE IN THE COUNTY OF FREESTONE IN THE STATE OF TX

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. BREWER SURVEY, A-5. CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, SAID 1.10 ACRE TRACT BEING PART OF A 1.24 ACRE TRACT, DESCRIBED IN A DEED FROM JOHN H. MOORE AND MARY MOORE TO DICKIE WAYNE MOORE, DATED OCTOBER 16, 1991 AND RECORDED IN VOLUME 867, PAGE 153,

OFFICIAL RECORDS FREESTONE COUNTY, TEXAS; SAID 1.10 ACRE TRACT DESCRIBED TO WIT.

BEGINNING AT A 1/2" IRON ROD AND CAP, RPLS/1858/MJR SET AT THE BASE OF A 4" FENCE CORNER POST FOR THIS SOUTHWESTERLY CORNER IN THE NORTHEASTERLY R.O.W. OF U.S. HIGHWAY 84 (120' R.O.W.), SAID POINT BEING THE SOUTHEASTERLY CORNER OF A 0.14 ACRE TRACT TO BE SOLD THIS DATE, THE NORTHWESTERLY CORNER OF SAID 2.24 ACRE TRACT BEARS NORTH 37 DEGREES 53 MINUTES 21 SECONDS WEST, 44.4 FEET;

THENCE SOUTH 37 DEGREES 53 MINUTES 21 SECONDS EAST, (BASIS OF BEARING PER DEED, VOL. 867, PG. 153)

177.48 FEET ALONG SAID R.O.W. TO A 1/2" IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID 1.24 ACRE TRACT OF WHICH THIS IS A PART OF;

THENCE NORTH 41 DEGREES 56 MINUTES 10 SECONDS EAST, 242.20 FEET TO A 1/2" IRON ROD AND CAP FOUND AT THE ANGLE POINT;

THENCE NORTH 1 DEGREE 47 MINUTES 20 SECONDS WEST, 66.78 FEET TO A 1/2" IRON ROD AND CAP FOUND AT ANGLE POINT;

THENCE NORTH 38 DEGREES 29 MINUTES 37 SECONDS WEST, 109.20 FEET TO A 1/2" IRON ROD AND CAP FOUND AT THE SOUTHEASTERLY CORNER OF A 0.14 ACRE TRACT TO BE SOLD THIS DATE, THE MOST NORTHERLY CORNER OF SAID 1.24 ACRE TRACT BEARS NORTH 38 DEGREES 29 MINUTES 37 SECONDS WEST, 19.0 FEET;

THENCE SOUTH 51 DEGREES 44 MINUTES WEST, 206.21 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 0.14 ACRE TRACT TO A 1/2" IRON ROD AND CAP FOUND AT A 4" FENCE CORNER POST OF A BOARD FENCE;

THENCE SOUTH 31 DEGREES 03 MINUTES WEST, 75.42 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRE OF LAND, MORE OR LESS.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

COMMONLY KNOWN AS: 976 US HIGHWAY 84 W , TEAGUE, TX 75860-5163