



VG-1443-2022-2200433

Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2200433

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: February 07, 2022 01:40 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: 2200433
Receipt Number: 20220207000022
Recorded Date/Time: February 07, 2022 01:40 PM
User: Alicia D
Station: Clerk Station

Record and Return To:

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 Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: January 22, 1996
Grantor(s): Charlotte S. Maner and husband, James W. Maner
Original Mortgagee: Forward National Company
Original Principal: \$35,996.00
Recording Information: Book 0975, Page 650
Property County: Freestone
Property: All that certain lot, tract or parcel of land being 12.02 acres in the P. S. Elliott Survey A-11 in conflict with the Jose Ygnacio Aguilera Survey A-2, in Freestone County, Texas and being a part of a called 360 acre tract described as Third Tract deeded from William O. Bock, et ux to M. B. Worley dated July 23, 1955 and recorded in the Freestone County Deed Records in Freestone County, Texas and said 12.02 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron pin for corner at a fence corner and same being the easternmost Southwest corner of a 406.46 acre tract conveyed to C. E. Neal, Jr. and same being South 42 degrees 30 minutes 04 seconds East 1,317.46 feet, North 49 degrees 31 minutes 24 seconds East 2,030.00 feet and South 43 degrees 20 minutes 19 seconds East 936.59 feet from the West corner of the said M. B. Worley called 360 acre tract, as fenced;

THENCE North 43 degrees 20 minutes 19 seconds West with a fence and with the easternmost Southwest line of the said C. E. Neal, Jr. 406.46 acre tract a distance of 88.58 feet to an iron pin for corner in the said line and same being the South corner of a 14.02 acre tract;

THENCE North 48 degrees 27 minutes 11 seconds East with the Southeast line of the said 14.02 acre tract a distance of 1,355.60 feet to an iron pin for corner in the Southwest margin of a 50 foot road and same being the East corner of the said 14.02 acre tract;

THENCE South 41 degrees 07 minutes 15 seconds East with the Southwest margin of the said road a distance of 457.44 feet to an iron pin for corner in the said line

and same. being the North corner of a 7.50 acre tract and same being in the easternmost Southeast line of the said C. E. Neal, Jr. 406.46 acre tract;

THENCE in a Southwesterly direction with a fence and with the easternmost Southeast or South corner of the said C. E. Neal, Jr. 406.46 acre tract, as follows:

South 48 degrees 27 minutes 11 seconds West a distance of 462.80 feet, an iron pin, South 47 degrees 27 minutes 05 seconds West a distance of 359.56 feet, an iron pin, and South 83 degrees 53 minutes 42 seconds West a distance of 647.00 feet to the PLACE OF BEGINNING.

Property Address: **161 FCR 257
Oakwood, TX 75855**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank Trust National Association, not in its individual capacity but solely as collateral trust trustee of FirstKey Master Funding 2021- A Collateral Trust

Mortgage Servicer: Cascade Financial Services

Mortgage Servicer 2701 E Insight Way

**Address: Suite 150
Chandler, AZ 85286**

SALE INFORMATION:

Date of Sale: March 1, 2022

Time of Sale: 11:00 am - 2:00 pm or within three hours thereafter.

Place of Sale: The front steps of the Courthouse (south entrance) or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont,

David Sims, Allan Johnston, or Ronnie Hubbard, any to act

Substitute 5501 East LBJ Frwy, Ste. 925

Trustee Address: Dallas, TX 75240

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, or Ronnie Hubbard, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.

2. Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, or Ronnie Hubbard, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32313
(850) 422-2520

A handwritten signature in black ink, appearing to read "Mollie McCoslin", written in a cursive style.