



\*VG-1443-2022-2202923\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2202923

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: July 11, 2022 04:27 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: 2202923  
Receipt Number: 20220711000062  
Recorded Date/Time: July 11, 2022 04:27 PM  
User: Melissa S  
Station: CCLERK02

**Record and Return To:**

FORECLOSURE SERVICES



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 Trustee's Sale**

**Date:** July 8, 2022

**Substitute Trustee:** Sharon St. Pierre or Robert LaMont or Sheryl LaMont or Allan Johnston or Ronnie Hubbard or Kelly Goddard

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** RTHB CAPITAL GROUP, LLC, a Texas series limited liability company

**Mortgagee's Address:**

South 9th Avenue  
Teague, Texas 75860  
Freestone County

**Mortgage Servicer:** Securenet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 15826  
San Antonio, Texas 78212

**Note:** Note dated November 26, 2018 in the amount of \$85,000.00

**Deed of Trust**

**Date:** November 26, 2018

**Grantor:** Nieka R. Evans; and Michael D. Dean

**Mortgagee:** RTHB CAPITAL GROUP, LLC, a Texas series limited liability company

**Recording information:** Document Number #1804251, Official Public Records of Freestone County, Texas.

**Property:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**County:** Freestone County, Texas

**Date of Sale (first Tuesday of month):** August 2, 2022

**Time of Sale:** 11:00 a.m. - 2:00 p.m.

**Place of Sale:** Area of the Freestone County Courthouse as designated by the Freestone County Commissioners Court

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.

Mortgage Servicer has appointed Sharon St. Pierre or Robert LaMont or Sheryl LaMont or Allan Johnston or Ronnie Hubbard or Kelly Goddard as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

*Sharon Pierre* 7-11-2022  
Sharon St. Pierre or Robert LaMont or Sheryl LaMont or  
Allan Johnston or Ronnie Hubbard or Kelly Goddard

# EXHIBIT "A"

BEING Lot Number Seven (7) and the North One-half (1/2) of Lot Number Eight (8), Block Number Thirty-two (32) in the City of Teague, Freestone County, Texas according to the map or plat recorded in Cabinet A, Envelope 7A and 7B, Plat Records of Freestone County, Texas and being more particularly described as follows:

All that certain lot, tract or parcel of land, part of the Greenberry Brewer Survey, Abstract No. 5, City of Teague, Freestone County, Texas and being all of that certain called Lot 7 and the North 1/2 of Lot 8, Block 32 of the City of Teague as described in a deed to Joseph C. Clark and wife, Michelle D. Clark from Jo Nita Cannon and husband Morris Leon Cannon on November 3, 1998 and recorded in Volume 1063, Page 376 of the Official Records of Freestone County, Texas, same being all of Lot 7 and the North 1/2 of Lot 8, Block 32 of the City of Teague recorded in Cabinet A, Envelope 7-A and 7-B of the Plat Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (set) for the above mentioned Northeast corner of the Clark tract, the Northeast corner of the above mentioned Lot 7, Block 32 and being at the intersection of the South line of Poplar Street and the West line of South 9th Avenue;

THENCE South 05 deg. 30 min. 00 sec. West with the East line of Lot 7 and 8 and the West line of South 9th Avenue, a distance of 75.00 ft. to a 1/2" iron rod (set) for the Southeast corner of the Clark tract and being the Northeast corner of a called Lot 9 and 1/2 of Lot 8 conveyed to Charles Ray Jones and wife, Shirley Jones in Volume 1039, Page 393;

THENCE North 84 deg. 30 min. 00 sec. West across Lot 8, with the South line of the Clark tract and the North line of the Jones tract, a distance of 150.00 ft. to a 1/2" iron rod (set) in the West line of Lot 8, the Northwest corner of the Jones tract, the Southwest corner of the Clark tract and being in the East line of a 20 ft. alleyway;

THENCE North 05 deg. 30 min. 00 sec. East with the West line of Lot 8 and Lot 7, the West line of the Clark tract and the East line of the 20 ft. alleyway, a distance of 75.00 ft. to a 1/2" iron rod (set) for the Northwest corner of Lot 7, the Northwest corner of the Clark tract and being in the South line of said Poplar Street;

THENCE South 84 deg. 30 min. 00 sec. East with the North line of Lot 7, the North line of the Clark tract and the South line of Poplar Street, a distance of 150.00 ft. to the place of beginning and containing 0.26 acre of land.

The bearings recited herein are based on the East line of Block 32 of the City of Teague as protracted from the recorded plat in Cabinet A, Envelope 7-A and 7-B of the Plat Records of Freestone County, Texas.