

Our File Number: 17-00658
Name: GARRETT WILLIAM FOSTER A SINGLE MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 3, 2013, GARRETT WILLIAM FOSTER A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR PRIMELENDING A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01302114, in Book 01606, at Page 00779, in the DEED OF TRUST OR REAL PROPERTY records of **FREESTONE COUNTY, TEXAS**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 4, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **FREESTONE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING 8.884 ACRES OF LAND, MORE OR LESS, SITUATED IN THE GERTRUDE LUNA SURVEY, A-18, FREESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.


Property Address: 445 FM 1451
TEAGUE, TX 75860-3062
Mortgage Servicer: LOANCARE, LLC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 13 day of February, 2017.


Robert Lamont, Harriett Fletcher, David Sims,
Sheryl LaMont, Sharon St. Pierre, Allan Johnston,
Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Feb 13, 2017 AT 01:24P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 140071
By: Melissa Munoz, Deputy

EXHIBIT A – LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situated in the Gertrudes Luna Survey, A-18, Freestone County, Texas. Said 8.884 acre tract being all of the land described in a deed from Marc James Raymond to Mike Stone and wife Betty Stone, dated January 20 1995 and recorded in Volume 949, Page 342, Official Records Freestone County, Texas. Said 8.884 acre tract described to wit.

Beginning at a ½" iron rod and cap, RPS/1858 found for the most easterly occupied fence corner of said 8.884 acre tract, said point being in the westerly r.o.w. of Farm Market Road 1451 (80' r.o.w.) said point also being the northwesterly ell corner of the J.W. Cox, 100.0 acre tract;

THENCE South 64 degrees 09 minutes 35 seconds West, 586.49 feet along the northwesterly fence of the Cox tract to a ½" iron rod and cap found for this southeasterly corner, being an ell corner in the Cox tract;

THENCE North 28 degrees 48 minutes 19 seconds West, 610.99 feet along existing wire fence on the easterly line of the Cox tract to a 1/2" iron rod and cap found for this southwesterly corner, being an ell corner of the Cox tract;

THENCE North 67 degrees 07 minutes 04 seconds East, 194.53 feet along an existing fence to an iron rod and cap found at ell corner;

THENCE North 26 degrees 38 minutes 35 seconds West, 200.93 feet along existing wire fence on the easterly line of the Cox tract to a ½" iron rod and cap found for ell corner of this tract;

THENCE North 67 degrees 17 minutes 15 seconds East, 197.92 feet along existing wire fence to a ½" iron rod and cap found for ell corner, being the southwesterly fence of a 0.909 acre tract, once owned by Betty Jo Conovan;

THENCE South 22 degrees 54 minutes 44 seconds East, 199.78 feet along existing wire fence of said 0.909 acre tract to a ½" iron rod and cap found at ell corner, being the most southerly corner said 0.909 acre tract;

THENCE North 67 degrees 15 minutes 52 seconds East, 208.76 feet along existing fence to a ½" iron rod and cap found at the northeasterly corner of said 0.909 acre tract, being the northwesterly corner of this 8.884 acre tract, said point being in the westerly r.o.w. of F.M.R. 1451;