

6-5-15

23TX373-0158
3103 CHAPARRAL DR, GREENVILLE, TX 75402

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND BEING SITUATED IN THE COUNTY OF HUNT, STATE OF TEXAS, BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF GREENVILLE, TEXAS AND BEING LOT 59, OF GREENVILLE HILLS ADDITION, SECTION THIRTEEN, AS SHOWN BY THE PLAT OF RECORD IN VOLUME 400, PAGE 487, MAP AND/OR PLAT RECORDS OF HUNT COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 2, 2022 and recorded on March 4, 2022 as Instrument Number 2022-05130 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: July 05, 2023, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

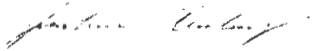
Obligation Secured: The Deed of Trust executed by JADE MCKENZIE SMITH AND RYAN SMITH secures the repayment of a Note dated March 2, 2022 in the amount of \$212,657.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 W Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

2023 JUN 15 10:51 AM
COUNTY CLERK
HUNT COUNTY, TEXAS

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Ronnie Hubbard, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).