

115 F15
FILED FOR RECORD
at 8:59 o'clock AM

23TX373-0549
2536 FM 36 S, CADDO MILLS, TX 75135

NOV 13 2023

NOTICE OF FORECLOSURE SALE

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. King*

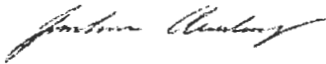
- Property:** The Property to be sold is described as follows:

SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated July 19, 2022 and recorded on July 20, 2022 as Instrument Number 2022-16932 in the real property records of HUNT County, Texas, which contains a power of sale.
- Sale Information:** December 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 STEPHEN ROSE secures the repayment of a Note dated July 19, 2022 in the amount of \$268,324.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 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.

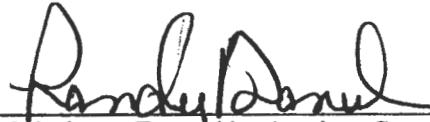
Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Dustin George

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
Rachel Son, 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, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Randy Daniel, declare under penalty of perjury that on the 13 day of November, 2009 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).

EXHIBIT 'A'

File No.: 2752881-F1257 (BK)
Property: 2536 Fm 36 S, Caddo Mills, TX 75135-6418

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE I. N. STOUT SURVEY, ABSTRACT NO. 969, AND BEING ALL OF A TRACT DESCRIBED IN DEED FROM E. J. CASTLE AND WIFE, LYDIA AUGUSTA CASTLE TO WILLIAM R. WILSON AND WIFE, LOMA L. WILSON AS RECORDED IN VOLUME 882, PAGE 454, HUNT COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 36, FOR A CORNER, SAID POINT BEING THE SOUTHEAST OF THE ABOVE CITED TRACT;

THENCE N. 88° 45' 00" W. A DISTANCE OF 192.19 FEET TO A ½ INCH IRON ROD FOUND, FOR A CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THE ABOVE CITED TRACT;

THENCE N. 01° 15' 00" E. A DISTANCE OF 227.00 FEET TO A ½ INCH IRON ROD SET IN A SMALL BRANCH, FOR A CORNER, SAID POINT BEING NORTHWEST CORNER OF THE ABOVE CITED TRACT;

THENCE S. 88° 45' 00" E. A DISTANCE OF 192.19 FEET TO A ½ INCH IRON ROD SET, FOR A CORNER IN A SMALL BRANCH ON THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 36, FOR A CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE ABOVE CITED TRACT;

THENCE S. 01° 15' 00" W. ALONG THE WEST LINE OF SAID HIGHWAY A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.002 ACRES OF LAND.

A.P.N. 27337