

JUN 16 2023

22TX373-0725  
210 VZ COUNTY ROAD 3825, WILLS POINT, TX 75169

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

### NOTICE OF FORECLOSURE SALE


- Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated May 10, 2016 and recorded on May 27, 2016 as Instrument Number 2016-004702 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.
- Sale Information:** August 01, 2023, at 11:00 AM, or not later than three hours thereafter, at the steps to the north entrance of the Van Zandt 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 DAVID SALAS AND TRACY SALAS secures the repayment of a Note dated May 10, 2016 in the amount of \$273,745.00. 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.

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, Randy Daniel, Cindy Daniel, Jim O'Bryant, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

Randy Daniel, declare under penalty of perjury that on the 16 day of June, 2008 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

# EXHIBIT A

STATE OF TEXAS:  
COUNTY OF VAN ZANDT:

BEING ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND SITUATED IN THE E. EDWARDS SURVEY, ABSTRACT NO. 236, VAN ZANDT COUNTY, TEXAS, BEING THAT TRACT OF LAND DESCRIBED IN DEED TO SM JOHNSON, RECORDED IN DOCUMENT NO. 2011-006745, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER NEAR THE CENTER OF COUNTY ROAD 3825, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO PAULETTE A. LATHAN, RECORDED IN DOCUMENT NO. 2015-007502, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE WITHIN SAID COUNTY ROAD 3825 AND ALONG THE RECOGNIZED SOUTH AND WEST LINE OF SAID JOHNSON TRACT AS FOLLOWS;

SOUTH 82 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 263.23 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 103 DEGREES 27 MINUTES 11 SECONDS, A RADIUS OF 132.94 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 50 MINUTES 22 SECONDS WEST- 208.73 FEET AND AN ARC LENGTH OF 240.04 FEET TO A POINT AT THE END OF SAID CURVE;

NORTH 05 DEGREES 54 MINUTES 17 SECONDS EAST, A DISTANCE OF 111.54 FEET TO A RAIL ROAD SPIKE FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 53 MINUTES 01 SECONDS, A RADIUS OF 142.91 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 00 MINUTES 02 SECONDS WEST- 49.35 FEET AND AN ARC LENGTH OF 49.59 FEET TO A 3/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE;

NORTH 14 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 100.40 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 61 DEGREES 35 MINUTES 08 SECONDS, A RADIUS OF 62.31 FEET, A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 49 MINUTES 40 SECONDS WEST- 63.80 FEET AND AN ARC LENGTH OF 66.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BANETHA AND RANDALL J. BRIGGS, JR., RECORDED IN VOLUME 2199, PAGE 334, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 02 MINUTES 20 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, A DISTANCE OF 487.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID LATHAN TRACT;

THENCE SOUTH 01 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID LATHAN TRACT, A DISTANCE OF 399.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 174,299.57 SQUARE FEET OR 4.00 ACRES OF LAND.

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