

JAN 17 2023

22TX373-0803
11639 STATE HIGHWAY 64, BEN WHEELER, TX 75754

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT COUNTY, TX
BY: _____

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A - LEGAL
- Security Instrument:** Deed of Trust dated July 8, 2016 and recorded on July 11, 2016 as Instrument Number 2016-006018 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.
- Sale Information:** February 07, 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 DAWN M EVERETTE AND SCOTT EVERETTE secures the repayment of a Note dated July 8, 2016 in the amount of \$118,750.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, 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.