

FEB 13 2023

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

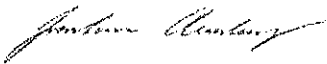
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

NOTICE OF FORECLOSURE SALE

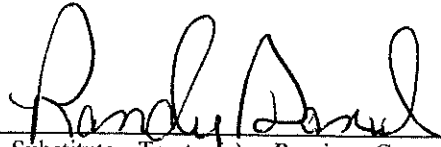
- Property:** The Property to be sold is described as follows:
- SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated July 8, 2016 and recorded on July 11, 2016 as Instrument Number 2016-006018 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.
- Sale Information:** March 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, 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
5601 Democracy Drive, Suite 265
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
5601 Democracy Drive, Suite 265
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 VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

All that certain lot, tract or parcel of land situated within the William M. King Jr. Survey, Abstract No. 464, Van Zandt County, Texas, same being that tract of land conveyed to Carole Ann Davis in Volume 1809, Page 15, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch steel rod found for the Northeast corner of said Davis tract, from which a 36 inch oak tree bears South 06 degrees East at 14.2 feet for witness;

THENCE South 00 degrees 11 minutes 24 seconds West, 253.92 feet to a ½ inch steel rod found for corner;

THENCE South 90 degrees 00 minutes 00 seconds West, 371.33 feet to a ½ inch steel rod found for corner;

THENCE North 00 degrees 01 minutes 44 seconds East, passing a ½ inch steel rod found at 305.84 feet, in all 441.65 feet to a ½ inch steel rod found for corner in the South right-of-way of State Highway No. 64;

THENCE South 65 degrees 16 minutes 05 seconds East, with said right-of-way, 240.05 feet to a concrete monument for corner;

THENCE South 56 degrees 50 minutes 15 seconds East, with said right-of-way, 101.17 feet to a concrete monument for corner;

THENCE South 65 degrees 13 minutes 25 seconds East, with said right-of-way, 76.25 feet to the POINT OF BEGINNING and containing 3.00 acres of land.