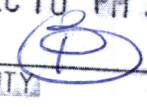


19-04166
2704 FIRST ST, CADDO MILLS, TX 75135

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

NOTICE OF FORECLOSURE SALE

19 DEC 10 PM 3:06

BY: 
DEPUTY

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

See Exhibit A

Security Instrument: Deed of Trust dated January 17, 2018 and recorded on January 24, 2018 at Instrument Number 2018-01029 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: February 4, 2020, 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 CHARMAINE E. CUMMONS secures the repayment of a Note dated January 17, 2018 in the amount of \$103,967.00. 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.

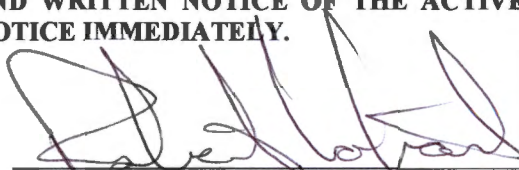
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Vanessa McHaney, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Randy Daniel, David Sims
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

12-10-19

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).

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CATHERINE HAVEN SURVEY, ABSTRACT NO. 488, IN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED TO BETTYE E. CRUMLY, ET AL, AS RECORDED IN DOC NO. 2010-10690 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH LIKE OF RIDGECREST STREET AT THE BASE OF A POWER POLE AT THE NORTHWEST CORNER OF LOT 8 OF JOHNSON ADDITION NO. 2, AN ADDITION TO SAID CITY AS RECORDED IN VOL. 400, PG. 295 OF THE P.R.H.C.T.;

THENCE SOUTH ALONG THE WEST LINE OF SAID ADDITION, A DISTANCE OF 111.09 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES R. REA AS RECORDED IN VOL. 1195, PG. 111 OF THE O.P.R.H.C.T.;

THENCE S. 89 DEG. 43 MIN. 20 SEC. W. WITH THE NORTH LINE OF SAID REA TRACT, ALONG A FENCE LINE, PASSING THROUGH A POWER POLE ANCHOR AND CONTINUING FOR A TOTAL DISTANCE OF 148.95 FEET TO A POINT FOR CORNER WITHIN FIRST STREET (A CONCRETE STREET);

THENCE NORTH (DIRECTIONAL CONTROL LINE) ALONG FIRST STREET, A DISTANCE OF 111.82 FEET TO A POINT FOR CORNER WITHIN SAID STREET, FROM SAID POINT A 1/2" IRON ROD FOUND ON THE WEST SIDE OF FIRST STREET, BEARS N., 86. DEG. 47 MIN. 01 SEC. W. A DISTANCE OF 34.77 FEET;

THENCE EAST ALONG THE SOUTH EDGE OF RIDGECREST STREET, A DISTANCE OF 148.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.381 ACRES OF LAND MORE OR LESS.

Tax ID: 3680-0010-0030-12 CAD 48297