

6-7-F4

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BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

22 APR 21 AM 10:54

BECKY

22TX373-0457
1209 FM 1903, GREENVILLE, TX 75402

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated December 8, 2017 and recorded on December 12, 2017 as Instrument Number 2017-17143 in the real property records of HUNT County, Texas, which contains a power of sale. Correction Instrument recorded on January 9, 2018 as Instrument Number 2018-00367.
- Sale Information: June 07, 2022, 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 SHELBI BANE secures the repayment of a Note dated December 8, 2017 in the amount of \$141,414.00. 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, George & Suggs, PLLC
Dustin C. George, Attorney at Law
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, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Ronnie Hubbard and Auction.com employees, including but not limited to those listed herein
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 HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

BEING all that tract of land in Hunt County, Texas, out of the William Wilson Survey, A-1142, and being part of that called 8 acres of land described in a deed to Mozelle & Fred McWhorter as recorded in Volume 345, Page 360 of the Real Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set on the South line of F.M. Highway No. 1903, from which a 1/2 inch steel rod found capped "Stovall" on the West line of said 8 acres, and at the Northeast corner of that called 84.74 acres bears North 89 degrees 10 minutes 00 seconds West, 156.62 feet for witness;

THENCE South 89 degrees 10 minutes 00 seconds East (Bearing Backs), 345.27 feet along the South line of F.M. Highway No. 1903 to a concrete monument found at cutback of said highway;

THENCE South 10 degrees 29 minutes 00 seconds East, 102.00 feet along said cutback to a concrete monument found;

THENCE South 89 degrees 11 minutes 34 seconds East, 30.19 feet along the South line of said F.M. Highway No. 1903 to a point in the center of County Road No. 2208;

THENCE South 00 degrees 48 minutes 51 seconds East, 79.93 feet along the center of said County Road No. 2208 to a point for corner, from which a 5/8 inch steel rod set bears North 89 degrees 32 minutes 18 seconds West, 30.00 feet for witness;

THENCE North 89 degrees 32 minutes 18 seconds West, 396.58 feet to a 5/8 inch steel rod set for corner;

THENCE North 00 degrees 51 minutes 32 seconds East, 182.51 feet to the POINT OF BEGINNING, containing 1.56 acres of land.

Also being known as all that certain lot, tract or parcel of land being Lot 2 of the Hunt 1903 Addition, an Addition to Hunt County, Texas, according to the plat thereof recorded in Document No. 2017-07251, Cabinet H, Slide 140, Plat Records, Hunt County, Texas