

POSTED

MAR 24 2022

TIME 2:35 P
BY: Sandra K. DuQWORTH
SANDRA K. DUQWORTH, COUNTY CLERK

7892

22TX373-0154
1199 STATE HWY 12 EAST, ORANGE, TX 77632

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated June 9, 2010 and recorded on June 15, 2010 as Instrument Number 146441 in the real property records of NEWTON County, Texas, which contains a power of sale.

Sale Information: May 03, 2022, at 10:00 AM, or not later than three hours thereafter, at the sidewalk in front of the posting board located near the middle of the block facing US Highway 190 on the north side of the Newton County Courthouse Square in Newton, Newton County, Texas which said building is owned by and houses the Newton County Clerk and Newton County Tax Assessor-Collectors Offices, 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 DONNA CARAWAY AND JODIE LYNN CARAWAY secures the repayment of a Note dated June 9, 2010 in the amount of \$75,877.00. 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 mortgage. 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.

T. Miller

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

Kyle Barclay

Substitute Trustee(s): Margie Allen, Kyle Barclay,
Amy Oian, Evan Press, Reid Ruple, Kathleen
Adkins, Renee Speight 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, Kyle Barclay, declare under penalty of perjury that on the 24th day of March, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NEWTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A" - LEGAL DESCRIPTION

See exhibit "A" attached hereto and made a part hereof.

BEING a tract or parcel containing 0.52 acres of land out of and a part of the J. E. Anderson Survey, Abstract Number 26, Newton County, Texas, and also being out of a 1.034 acre tract recorded in Volume 481, Page 684, Deed Records of Newton County, Texas, said 0.52 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an axle found in the North right-of-way line of a public road known as State Highway 12, also being the Southeast corner of a 2.83 acre tract recorded in Volume 478, Page 151, Deed Records of Newton County, Texas.

THENCE, North 45 deg. 10 min. 25 sec. West (reference bearing) along the East line of said 2.83 acre tract for a distance of 157.04 feet (deed = 157.02 feet) to a 1/2-inch iron rod found at the Southwest corner of a 4.118 acre tract recorded in Volume 481, Page 684, Deed Records of Newton County, Texas;

THENCE, North 45 deg. 46 min. 45 sec. East, along the South line of said 4.118 acre tract for a distance of 143.60 feet (deed = North 45 deg. 47 min. 38 sec. East, 143.58 feet) to a 1/2-inch iron rod found at the Northwest corner of a 0.517 acre tract recorded in Volume 481, Page 686, Deed Records of Newton County, Texas;

THENCE, South 45 deg. 07 min. 43 sec. East, along the West line of said 0.517 acre tract for a distance of 157.04 feet (deed = South 45 deg. 09 min. 16 sec. East, 157.05 feet) to a 1/2-inch iron rod found in the North right-of-way line of said State Highway 12;

THENCE, South 45 deg. 46 min. 58 sec. West, along the North right-of-way line of said State Highway 12 for a distance of 143.47 feet (deed = South 45 deg. 48 min. 20 sec. West, 143.31 feet) to the **POINT OF BEGINNING** and containing 0.52 acre of land.