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POSTED

AUG 11 2022

22TX373-0645  
6638 S HWY 87, NEWTON, TX 75966

TIME 11:05A  
BY: Sandra K. Duckworth  
SANDRA K. DUCKWORTH, COUNTY CLERK

**NOTICE OF FORECLOSURE SALE**

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated June 27, 2017 and recorded on June 28, 2017 Book 687 Page 449 as Instrument Number 163582 in the real property records of NEWTON County, Texas, which contains a power of sale.

Sale Information: October 04, 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 CYNDY HARGRAVES secures the repayment of a Note dated June 27, 2017 in the amount of \$83,460.00. 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.

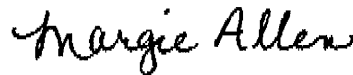
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024



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Substitute Trustee(s): Margie Allen, Kyle Barclay,  
Amy Oian, Evan Press, Reid Ruple, Kathleen  
Adkins, Renee Speight, Dustin George  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, Margie Allen, declare under penalty of perjury that on the 11<sup>th</sup> day of August, 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).

Land Surveying Co.

LEGAL DESCRIPTION

CHARLES A. CLARK SURVEY  
ABSTRACT NO. 75

NEWTON COUNTY, TEXAS

1.001 ACRE

BEING a 1.001 acre tract of land out of the Charles A. Clark Survey, Abstract No. 75, Newton County, Texas and being all of the called 1.00 acre tract of land as described in General Warranty Deed dated July 27, 2006, from Edward L. Davis to Dennis L. Davis as recorded in Volume 533, Page 088 of the Official Public Records of Newton County, Texas, the said 1.001 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found in the westerly margin of State Highway 87 for the northeasterly corner of the above referenced 1.00 acre tract of land, same being the southeasterly corner of a called 4.159 acre tract of land as described in Volume 401, Page 903 of the Deed Records of Newton County, Texas;

THENCE S 21°43'15" W, with the easterly line of the above referenced 1.00 acre tract of land and traversing with the westerly margin of State Highway 87, a distance of 208.60 feet to an angle iron found for the southeasterly corner of the said 1.00 acre tract of land, same being the most north northeasterly corner of a called 2.74 acre tract of land as described in Volume 459, Page 532 of the Official Public Records of Newton County, Texas;

THENCE N 77°47'27" W, with the southerly line of the above referenced 1.00 acre tract of land and traversing with the most south northerly line of the said 2.74 acre tract of land, a distance of 211.92 feet to a 1/2" iron rod set for the southwesterly corner of the 1.00 acre tract of land, same being the interior corner of the said 2.74 acre tract of land;

THENCE N 21°43'15" E, with the westerly line of the above referenced 1.00 acre tract of land and traversing with the most north easterly line of the said 2.74 acre tract of land, a distance of 208.60 feet to an angle iron found in the south line of the above mentioned 4.159 acre tract of land for the northwesterly corner of the said 1.00 acre tract of land and the most north northeasterly corner of the said 2.74 acre tract of land;

THENCE S 77°47'27" E, with the northerly line of the above referenced 1.00 acre tract of land and traversing with the southerly line of the said 4.159 acre tract of land, a distance of 211.92 feet to the POINT OF BEGINNING, and containing within these bounds an area of 1.001 acre of land.

NOTE: The bearings cited herein are oriented to the most westerly west line of a 7.41 acre tract of land described in Volume 456, Page 819 of the Official Public Records of Newton County, Texas.

*[Handwritten Signature]*

E. Lequin Milderbrand  
RPLS No. 4922  
Surveyed June 2, 2017



*Cynthia Thompson 6-27-17*

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Jasper, Texas 75951  
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Website: quinurveying.com