

NOTICE OF FORECLOSURE SALE

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2022 APR 21 11:45
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AUGUST M. HULL
CASS COUNTY CLERK

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

SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated December 13, 2012 and recorded on December 14, 2012 as Instrument Number 2012006488 in the real property records of CASS County, Texas, which contains a power of sale.
- Sale Information:** July 05, 2022, at 10:00 AM, or not later than three hours thereafter, at the North Entrance of the Cass County Courthouse located on Houston Street, Linden, Texas, 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 SONDR A CHOYCE SANDERS secures the repayment of a Note dated December 13, 2012 in the amount of \$132,456.00. 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.



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): Robert LaMont Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Sharon St. Pierre 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, Robert La Mont, declare under penalty of perjury that on the 21st day of April, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CASS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"
(Legal Description)

A 5.127-Acre Lot, Tract or Parcel of Land situated in the O.H. King Survey, Abstract No. 629, Cass county, Texas, and being part of that certain 5.62-acre tract of land conveyed to Jim Cantrell, et ux, and recorded by instrument No. 2007006808, Cass County, Texas, and being more fully described as follows:

Beginning at a 5/8 inch iron rod found in the East line of the O.H. King Survey, the West line of the A.L. Stewart Survey and the being South 1558.48 feet South line of the Northeast corner of said O.H. King Survey;

Thence S 00° 00' 00" E (bearing basis) with the East line of the O.H. King Survey, same being the West line of the A.L. Stewart Survey a distance of 340.98 feet to a 1/2 inch iron rod found in the North the of the Texarkana 210.48 acre tract and the Southeast corner hereof;

Thence S 89° 46' 47" W with North the of said Texarkana 210.48 acre tract a distance of 589.53 feet to a 1/2 inch iron rod set in the Easterly right-of-way line of FM 161 South;

Thence N 37° 54' 47" W with the Easterly right-of-way line of FM 161 South a distance of 116.79 feet to a 1/2 inch iron rod set at the intersection of the Easterly right-of-way line of FM 161 South with the East margin of CR 1594;

Thence N 00° 07' 09" With the East margin of CR 1594 a distance of 251.91 feet to a 1/2 inch iron rod set for the Northwest corner hereof;

Thence S 89° 55' 49" E with the South line of the Harold E. Morris 5.62 acre tract a distance of 661.81 feet to the Point of Beginning, having an area of 5.127 acres of land, more or less.

SS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jannis Mitchell

December 14, 2012 03:15:30 PM

FEE: \$56.00

2012006488

Jannis Mitchell County Clerk

Cass County TEXAS

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