

FILE FOR RECORD

FEB 11 2025

23TX373-0049
712 S HOUSTON ST, EDGEWOOD, TX 75117

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY DEP

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated September 27, 2019 and recorded on October 8, 2019 as Instrument Number 2019-008933 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.

Sale Information: March 04, 2025, at 10:00 AM, or not later than three hours thereafter, at the steps to the north entrance of the Van Zandt 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 EUGENE J. HAMMITT AND LINDA S. HAMMITT secures the repayment of a Note dated September 27, 2019 in the amount of \$326,880.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, 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.

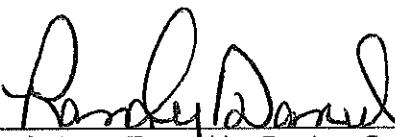
Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant, Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, Sharon Hobbs, Tony Hulsey, Dustin George

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
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant, Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, Sharon Hobbs, Tony Hulsey, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Randy Daniel, declare under penalty of perjury that on the 11 day of February, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

All that certain 1.167 acre lot, tract, or parcel of land situated in the D.T. Bundy Survey, Abstract No. 68, Van Zandt County, Texas. Being all of a called 1.166 acre tract of land described in a warranty deed with assumption to James Robert Brown and wife, Susan Jane Thompson Brown, recorded in Volume 1685, Page 238, Official Public Records, Van Zandt County, Texas (O.P.R.V.Z.C.T.), and being more particularly described as follows:

BEGINNING at a point within the limits of F.M. Highway No. 859 (A.K.A. S. Houston Street) for the the Northeast corner of the hereon described tract, same being the Northeast corner of the said 1.166 acre Brown tract, and being the Southeast corner of a called 0.62 acre tract of land described in a warranty deed with general and corporation acknowledgments to Sarah W. Pickens and James w. Pickens, recorded in Volume 1067, Page 686, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.), from which a 1/2" iron rod found for reference bears South 85° 02' 43" West, a distance of 40.00 feet;

THENCE: South 05° 04' 55" East, along the East line of the said 1.166 acre Brown tract and within the limits of said F.M. Highway No. 859, a distance of 220.07 feet to a point for the Southeast corner of the hereon desenbed tract, same being the Southeast corner of the said 1.166 acre Brown tract, and being the Northeast corner of a called 0.69 acre tract of land described in a Texas general warranty deed to Consuelo Colburn and Bradley Colburn, recorded in Document No. 2012-006667, R.R.V.Z.C.T.;

THENCE: South 85° 03' 13" West, along the common line of the said 1.166 acre Brown tract and the said 0.69 acre Colburn tract, passing a 1/2" capped iron rod (stamped "STANGER") found for reference at a distance of 40.00 feet and continuing for a total distance of 232.68 feet to a 1/2" capped iron rod (stamped "STANGER") found for the Southwest corner of the hereon described tract, same being the Southwest corner of the said 1.166 acre Brown tract, being the Northwest corner of the said 0.69 acre Colburn tract, and being an East line of a called 17.06 acre tract of land described in a warranty deed to Tim G. Erwin and wife, Tracy L. Erwin, recorded in Volume 1277, Page 5, R.R.V.Z.C.T.;

THENCE: North 04° 10' 52" West, along the common line of the said 1.166 acre Brown tract and the said 17.06 acre Erwin tract, a distance of 220.05 feet to a 1-1/2" pipe found for the Northwest corner of the hereon described tract, same being the Northwest corner of the said 1.166 acre Brown tract, and being the Southwest corner of the said 0.62 acre Pickens tract;

THENCE: North 85° 02' 43" East, along the common line of the said 1.166 acre Brown tract and the said 0.62 acre Pickens tract, a distance of 229.22 feet to the **POINT OF BEGINNING** and containing 50,821 square feet or 1.167 acres of land.