

22TX373-0493  
2220 NORTH CLEMENTS STREET, GAINESVILLE, TX 76240

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### NOTICE OF FORECLOSURE SALE

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

LOT 3 IN BLOCK 2 OF PECAN VALLEY SUBDIVISION, AN ADDITION TO THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 314B OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated May 21, 2016 and recorded on June 2, 2016 as Instrument Number 66000 in the real property records of COOKE County, Texas, which contains a power of sale.

**Sale Information:** August 02, 2022, at 11:00 AM, or not later than three hours thereafter, at the east steps of the historic Cooke County Courthouse located at 101 South Dixon Street, Gainesville, 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 DAISY HOWARD AND EDDIE HOWARD secures the repayment of a Note dated May 21, 2016 in the amount of \$172,036.00. 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.**

FILED FOR RECORD

22 JUN 30 PM 12: 08

FAM HARRISON  
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY

**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.**

*Jonathan Andring*

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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

*Shelley Ortolani*

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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Shelley Ortolani, Carol Dunmon, Chasity Lewallen, Jane Kline, Payton Hreha, Mary Mancuso, Francesca Ortolani, Michele Hreha 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, Shelley Ortolani, declare under penalty of perjury that on the 30 day of June, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of COOKE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).