

22TX373-0171
1871 BRIDAL PATH ROAD, LULING, TX 78648

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated February 13, 2017 and recorded on February 13, 2017 as Instrument Number 2017-000769 in the real property records of CALDWELL County, Texas, which contains a power of sale.

Sale Information: May 03, 2022, at 1:00 PM, or not later than three hours thereafter, at the main entrance of the new Caldwell County Judicial Center located at 1703 S. Colorado Street, Lockhart, 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 CLINTON E DAVIS AND TAMMY L DAVIS secures the repayment of a Note dated February 13, 2017 in the amount of \$279,837.00. 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 this 14th day of March 2022
10:42 P M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy

Sandra Guerra

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

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

Sharlet Watts

Substitute Trustee(s): Amy Ortiz, Aarti Patel,
Stacey Sanders, Ramon Perez, Garrett Sanders,
Erika Aguirre, Beatriz Sanchez, Dylan Ruiz,
Candice Shulte, Maryna Danielian, Sharlet Watts,
Angela Zavala, Michelle Jones, Richard Zavala Jr,
Elizabeth Anderson, Richard Zavala, Jr., Jr, Deanna
Ray 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, Sharlet Watts, declare under penalty of perjury that on the 14 day of March, 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CALDWELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit A

METES AND BOUNDS

Being 9.996 acres of land, more or less, situated in tracts conveyed to Joyce Rochester Williamson and Sherman Williamson in Volume 479, Page 374 and Volume 514, Page 378, Deed Records of Caldwell County, Texas, out of the Adolphine Floyd League, Abstract No. 102, Caldwell County, Texas, and being the same parcel described as 10.000 acres in General Warranty Deed recorded in Volume 419, Page 343, Official Public Records of Caldwell County, Texas, said 9.996 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of this 9.996 acres, same being the southeast corner of the Boyce Williamson 1.500 acres (Volume 492, Page 96) and on the West Right-of-Way line of Bridle Path Rd. (County Road No. 309), same also being the **POINT OF BEGINNING**;

THENCE along the West Right-of-Way line of said Bridle Path the following courses and distances:

South 02 degrees 49 minutes 59 seconds West (called South 03 degrees 29 minutes 14 seconds West), a distance of 140.41 feet (called 140.26 feet) to a 1/2 inch iron rod found;

South 08 degrees 22 minutes 06 seconds West (called South 09 degrees 00 minutes 51 seconds West), a distance of 121.72 feet to a point;

South 13 degrees 25 minutes 37 seconds West (called South 14 degrees 04 minutes 22 seconds West), a distance of 96.11 feet to a point, from which an erroneous 1/2 inch iron rod found bears South 09 degrees 54 minutes 59 seconds West, a distance of 3.59 feet;

South 17 degrees 15 minutes 09 seconds West (called South 17 degrees 53 minutes 54 seconds West), a distance of 59.51 feet (called 59.85 feet) to a 1/2 inch iron rod found;

South 17 degrees 18 minutes 39 seconds West (called South 17 degrees 53 minutes 56 seconds West), a distance of 117.02 feet (called 117.10 feet) to a 1/2 inch iron rod found for the southeast corner of this 9.996 acres, same being the northeast corner of the Maria C. Martinez, et al 6.620 acres (Volume 543, Page 490)

THENCE along the line common to this 9.996 acres and said Martinez 6.620 acres, North 83 degrees 01 minutes 42 seconds West (called North 82 degrees 22 minutes 16 seconds West), a distance of 547.14 feet (called 547.36 feet) to a 1/2 inch iron rod found for the southwest corner of this 9.996 acres, same being the northwest corner of said Martinez 6.620 acres and on the northeast line of the Johnny L. Rochester Jr, et ux 4.100 acres (Volume 514, Page 375);

THENCE along the line common to this 9.996 acres and said Rochester 4.100 acres, along a curve to the left having a radius of 1,700.00 feet, an arc length of 837.82 feet (called 838.34 feet), a chord length of 829.37 feet (called 829.87 feet), a chord bearing of North 22 degrees 11 minutes 33 seconds West (called North 21 degrees 29 minutes 48 seconds West), and a delta angle of 28 degrees 14 minutes 15 seconds to a sucker rod found for the lower northwest corner of this 9.996 acres, same being the North corner of said Rochester 4.100 acres and the East corner of the Dismuke Family Trust 91.970 acres (Volume 523, Page 665), same also being the South corner of the Alvin T. Bohanan, et ux 20.080 acres (Volume 341, Page 589);

THENCE along the line common to this 9.996 acres and said Bohanan 20.080 acres, North 30 degrees 53 minutes 46 seconds East (called North 31 degrees 35 minutes 39 seconds East), a distance of 146.92 feet (called 146.51 feet) to a 1/2 inch iron rod found for the upper northwest corner of this 9.996 acres, same being the upper southwest corner of the Sherman Williamson 10.000 acres (Volume 479, Page 374);


THENCE along the lines common to this 9.996 acres and said Williamson 10.000 acres the following courses and distances:

South 69 degrees 57 minutes 57 seconds East (called South 69 degrees 16 minutes 42 seconds East), a distance of 258.25 feet (called 258.24 feet) to a 1/2 inch iron rod found for an angle corner;

South 05 degrees 08 minutes 01 seconds East (called South 04 degrees 31 minutes 38 seconds East), a distance of 309.91 feet (called 309.66 feet) to a 1/2 inch iron rod found for an angle corner;

South 86 degrees 11 minutes 39 seconds East (called South 85 degrees 31 minutes 16 seconds East), a distance of 611.36 feet (called 611.11 feet) to the **POINT OF BEGINNING**, and containing 9.996 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
December 6, 2016

