

22TX373-0350  
5215 FM 92, SILSBEE, TX 77656

FILED FOR RECORD

2022 APR -7 PM 4: 34

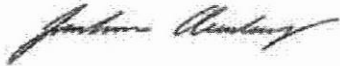
## NOTICE OF FORECLOSURE SALE

CONNIE BECKON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY: *Staci J. Miller*

- Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A
- Security Instrument: Deed of Trust dated March 7, 2016 and recorded on March 16, 2016 as Instrument Number 2016-63240 in the real property records of HARDIN County, Texas, which contains a power of sale.
- Sale Information: June 07, 2022, at 1:00 PM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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 BRYCE HOLMES AND MARISSA HOLMES secures the repayment of a Note dated March 7, 2016 in the amount of \$139,428.00. 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.

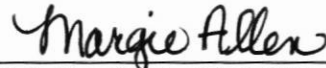
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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  
Dustin C. George, Attorney at Law  
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): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen, Kyle Barclay, Tiffany Beggs 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, Margie Allen, declare under penalty of perjury that on the 7<sup>th</sup> day of April, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 16199030254

BEING a 0.3743 acre tract or parcel of land situated in the Joseph Ellery League, Abstract No. 17, Hardin County, Texas and being out of and part of that certain tract of land as described in a "Warranty Deed" from Eddie E. Domino and wife, Ruby Domino to Dan Hemmenway and wife, Ann Hemmenway as recorded in Volume 821, Page 519, Deed Records, Hardin County, Texas and being out of and part of that certain tract of land identified as TRACT 1 as described in a "General Warranty Deed" from Dan Hemmenway to Joe J. Hall and wife, Mavis E. Hall as recorded in Volume 1307, Page 310, Official Public Records, Hardin County, Texas and being all of those certain two tracts of land as described in a "Warranty Deed" from Mavis Elaine Fulda Hall to Trent Clark Cameron and wife, Rhonda Gayle Cameron as recorded in Book 1398, Page 907, Official Public Records, Hardin County, Texas and being all of that certain called 0.374 acre tract of land as described in a "Deed of Trust" between American Mortgage Network, Inc. dba AMNET Mortgage and Trent Clark Cameron and Rhonda Gayle Cameron, husband and wife, as recorded in Book 1432, Page 419, Official Public Records, Hardin County, Texas, said 0.3743 acre tract being more particularly described as follows:

*NOTE: All bearings are referenced to the East line of the said 0.374 acre Cameron tract as SOUTH 18°40'00" EAST as recorded in the above referenced Book 1432, Page 419, Official Public Records, Hardin County, Texas. All set 5/8" iron rods set with caps stamped "M.W. Whiteley & Associates".*

BEGINNING at a 1/2" iron rod found for the Northeast corner of the tract herein described, said corner also being the Southeast corner of Lot 1 of Country Village, a subdivision of Hardin County, Texas, according to the plat thereof recorded in Volume 3, Page 185-A, Plat Records, Hardin County, Texas and said corner being in the West right of way line of F.M. Highway 92;

THENCE SOUTH 18°40'00" EAST, along and with the West right of way line of F.M. Highway 92, for a distance of 105.98 feet to a 1/2" iron rod found for corner, said corner being the Northeast corner of the remainder of the said Hall TRACT 1 and from said corner a 5/8" iron rod found for the Southeast corner of the said Hall TRACT 1 bears SOUTH 18°40'38" EAST, a distance of 106.04 feet;

THENCE SOUTH 89°30'28" WEST, along and with the boundary between the tract herein described and the said Hall TRACT 1, passing at distance of 149.62 feet a 5/8" iron rod found for the Northwest corner of the remainder of the said Hall TRACT 1, the Northeast corner of that certain called 0.0758 acre tract of land, identified as TRACT 2, as described in a "General Warranty Deed" from Dan Hemmenway to Joe J. Hall and wife, Mavis E. Hall as recorded in Volume 1307, Page 310, Official Public Records, Hardin County, Texas and being the Southeast corner of that certain called 0.0258 acre tract conveyed to Trent Clark Cameron and wife, Rhonda Gayle Cameron as recorded in the above referenced Book 1398, Page 907, Official Public Records, Hardin County, Texas, and continuing along and with the boundary between the said 0.0258 acre Cameron tract and the said 0.0758 acre Hall tract, for a distance of 171.51 feet to a 5/8" iron rod set for corner, said corner being the Southwest corner of the said 0.0258 acre Cameron tract and the Northwest corner of the said 0.0758 acre Hall tract and being in the East line of that certain called

1.051 acre tract of land as described in a "General Warranty Deed with Lien in Favor of Third Party" from Eddie E. Domino and wife, Ruby Domino to Richard Lynn Melvin and wife, Linda Lee Melvin as recorded in Volume 884, Page 758, Deed Records, Hardin County, Texas;

THENCE NORTH 06°50'07" WEST, along and with the boundary between the tract herein described and the said 1.051 acre Melvin tract, the same being the West line of the said 0.0258 acre Cameron tract, for a distance of 103.12 feet to a 1/2" iron rod found for corner, said corner being the Northeast corner of the said 1.051 acre Melvin tract, the most Northerly corner of the said 0.0258 acre Cameron tract and in the South line of Lot 2 of the said Country Village;

THENCE SOUTH 89°48'18" EAST, along and with the boundary between the tract herein described and the said Lots 2 and 1 of Country Village, for a distance of 149.86 feet to the POINT OF BEGINNING and containing 0.3743 acres, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

File No.: 16199030254  
Exhibit A Legal Description

2016-63240  
GLENDA ALSTON  
COUNTY CLERK  
2016 Mar 16 at 10:24 AM  
HARDIN COUNTY, TEXAS  
By: CB, DEPUTY  
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