

22TX373-0480
190 LYNN DRIVE, LUMBERTON, TX 77657

FILED FOR RECORD

2022 APR 14 PM 2:04

NOTICE OF FORECLOSURE SALE

JOHNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Staci M*

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated March 11, 2015 and recorded on March 18, 2015 as Instrument Number 2015-53912 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: June 07, 2022, at 11:00 AM, 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.

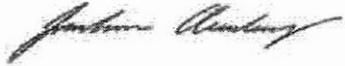
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas 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 CHRISTOPHER STAEBLER AND TIFFANY STAEBLER secures the repayment of a Note dated March 11, 2015 in the amount of \$169,767.00. 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.

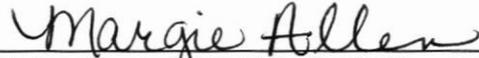
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.



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): 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 14th 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).

BEING a 0.3305 acre tract or parcel of land situated in the Elisha Duncan League, Abstract No. 14, Hardin County, Texas and being out of and part of Block 18 of Village Mills Subdivision as recorded in Volume 2, Page 43, Plat Records, Hardin County, Texas and being all of that certain tract of land as conveyed by Raymond Bartmess to Charles R. Slovacek and wife, Barbara F. Slovacek as recorded in Volume 489, Page 249, Deed Records, Hardin County, Texas, said tract also being known as Lot 25 of Green Acres Subdivision, an unrecorded subdivision of Hardin County, Texas, said 0.3305 acre tract of land being more particularly described as follows:

NOTE: All bearings are based on the South line of the said Slovacek tract as SOUTH 89°22'00" WEST as recorded in the above referenced Deed of Trust.

BEGINNING at a 3/4" iron pipe found for the Southwest corner of the tract herein described, said corner also being the Southeast corner of that certain tract of land (known as Lot 24, Green Acres Subdivision) as conveyed by Dale A. Richey and wife, Lucinda Richey to Daniel N. Sellers and wife, Angela T. Sellers as recorded in Volume 822, Page 37, Deed Records, Hardin County, Texas and being in the North line of that certain called 5.079 acre tract of land as conveyed by William Edward Jacobs and wife, Karen Elaine Jacobs to Johnny Ray Baldwin and wife, Janis Baldwin as recorded in Volume 1134, Page 734, Deed Records, Hardin County, Texas and in the South line of the said Block 18 of Village Mills Subdivision, and from said corner a 3/4" iron pipe found for the Southwest corner of the said Sellers tract bears SOUTH 88°55'06" WEST a distance of 99.79 feet;

THENCE NORTH 01°36'47" EAST, along and with the East line of the said Sellers tract, for a distance of 145.00 feet to a 3/4" iron pipe found for corner, said corner being the Northeast corner of the said Sellers tract and being in the South right-of-way line of Lynn Drive, and said corner bears NORTH 89°41'24" EAST a distance of 99.96 feet from a 1/2" iron pipe found for the Northwest corner of the said Sellers tract;

THENCE NORTH 89°47'55" EAST, along and with the South line of Lynn Drive, for a distance of 99.21 feet to a 3/4" iron pipe found for corner, said corner also being the Northwest corner of that certain tract of land as conveyed by Bobby R. Drake and wife, Georgia F. Drake to J. Austin Daigle as recorded in Volume 867, Page 764, Deed Records, Hardin County, and from said corner a 3/8" iron rod found for the Northeast corner of the said Daigle tract bears NORTH 89°31'39" EAST a distance of 99.90 feet;

THENCE SOUTH 01°18'09" WEST, along and with the West line of the said Daigle tract, for a distance of 144.23 feet to a 2" iron pipe found for corner, said corner being the Southwest corner of the said Daigle tract and being in the North line of the said 5.079 acre Baldwin tract and the South line of the said Block 18, and said corner bears SOUTH 89°32'01" WEST a distance of 100.36 feet from a 2" iron pipe found for the Southeast corner of the said Daigle tract;

THENCE SOUTH 89°22'00" WEST, along and with the South line of the said Block 18 and the North line of the said 5.079 acre Baldwin tract, for a distance of 100.02 feet to the POINT OF BEGINNING and containing 0.3305 ACRES, more or less.

EXHIBIT "A"
HOOKS TITLE & ABSTRACT COMPANY
GF NO. 56923
PAGE 1 OF 1 PAGES

2015-53912
GLENDA ALSTON
COUNTY CLERK
2015 Mar 18 at 02:19 PM
HARDIN COUNTY, TEXAS
By: AM, DEPUTY