

21TX373-0004
2231 HARDIN COURT ROAD, KOUNTZE, TX 77625-6406

FILED FOR RECORD

2022 JAN 20 PM 3:54

NOTICE OF FORECLOSURE SALE

CONNIE DECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *Daan*

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

SEE EXHIBIT "A".

Security Instrument: Deed of Trust dated May 31, 2016 and recorded on June 2, 2016 Book N/A Page N/A as Instrument Number 2016-65346 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: March 01, 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.

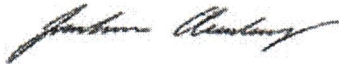
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas 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 JOHN M. VIRVA JR. AND SHAWNA R. VIRVA secures the repayment of a Note dated May 31, 2016 in the amount of \$187,270.00. 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 20th day of January, 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 3.323 acre tract of land lying in the BUTLER HUGHES SURVEY, Abstract No. 277, Hardin County, Texas, being all of that certain called 1.0 acre tract of land (designated as Tract III) described in an instrument to John M. Virva, of record in Clerk's File No. 2005-675 of the Official Public Records of Hardin County, Texas, and being out of and part of that called 3.369 acre tract of land (designated as Tract I), of record in said Clerk's File No. 2005-675, said 3.323 acres being more particularly described as follows:

Note: All bearings are based on the west line of that certain called 1.0 acre tract of land (designated as Tract III) described in an instrument to John M. Virva, of record in Clerk's File No. 2005-675 of the Official Public Records of Hardin County, Texas, being called NORTH.

BEGINNING at a 1/2" pipe found in the south right-of-way line of Hardin Court Road (a 50' wide public roadway), for the most-northerly northwest corner of that certain tract of land described in an instrument to Kevin Gunter, of record in Volume 1307 on Page 862 of said Official Public Records, the northeast corner of said 1.0 acre tract and the northeast corner of the herein described tract;

THENCE S 00°03'21" W (called South), along a westerly line of said Gunter Tract, the east line of said 1.0 acre tract and the east line of the herein described tract, a distance of 334.86 feet (called 335 feet) to a 1/2" pipe found for an interior "ell" corner of said Gunter Tract, the southeast corner of said 1.0 acre and the most-easterly southeast corner of the herein described tract;

THENCE N 89°27'35" W (called West), along a northerly line of said Gunter Tract, the south line of said 1.0 acre tract and a southerly line of the herein described tract, a distance of 129.78 feet (called 130 feet) to a 1/2" pipe found in the east line of said 3.369 acre tract for the most-westerly northwest corner of said Gunter Tract, the southwest corner of said 1.0 acre tract and an interior "ell" corner of the herein described tract;

THENCE S 00°04'08" W (called South), along the west line of said Gunter Tract, the east line of said 3.369 acre tract and an easterly line of the herein described tract, a distance of 157.05 feet to a 5/8" rod found for the southwest corner of said Gunter Tract, the southeast corner of said 3.369 acre tract and the most-southerly southeast corner of the herein described tract;

THENCE N 89°56'40" W, along the south line of said 3.369 acre tract and the south line of the herein described tract, a distance of 205.90 feet to a 1/4" rod found in the south line of said 3.369 acre tract, for the southwest corner of the herein described tract;

THENCE N 00°04'35" E, departing the south line of said 3.369 acre tract, along the west line of the herein described tract, a distance of 491.88 feet to a 1/2" capped rod ("ACCESS SURVEYORS") set in the north line of said 3.369 acre tract, for the northwest corner of the herein described tract;

THENCE N 89°59'28" E, along the north line of said 3.369 acre tract and the north line of the herein described tract, a distance of 205.39 feet to a 1/2" pipe found in the south right-of-way line of Hardin Court Road, for the northeast corner of said 3.369 acre tract, the northwest corner of said 1.0 acre tract and an angle point in the north line of the herein described tract;

THENCE S 89°22'11" E (called East), along the south right-of-way line of Hardin Court Road, the north line of said 1.0 acre tract and the north line of the herein described tract, a distance of 130.11 feet (called 130 feet) to the POINT AND PLACE OF BEGINNING, containing 3.323 acres of land, more or less.

EXHIBIT "A"
HOOKS TITLE & ABSTRACT COMPANY
GF NO. 58702
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2016-65346
GLENDA ALSTON
COUNTY CLERK
2016 Jun 02 at 02:21 PM
HARDIN COUNTY, TEXAS
By: AG, [Signature]

