

22TX373-0117
422 S BIRGE ST, MIAMI, TX 79059

POSTED BY JR
DATE 7/14/2022 TIME 3:10 PM

NOTICE OF FORECLOSURE SALE

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

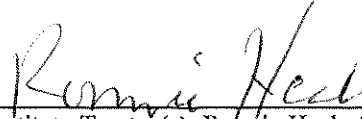
SEE EXHIBIT A
- Security Instrument: Deed of Trust dated August 29, 2017 and recorded on September 13, 2017 as Instrument Number 049997 in the real property records of ROBERTS County, Texas, which contains a power of sale. Correction Instrument recorded June 20, 2022 as Instrument Number 052253.
- Sale Information: September 06, 2022, at 1:00 PM, or not later than three hours thereafter, at the south steps of the south door on the main floor of the Roberts County Courthouse, 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 JAYNA DULUDE AND JOSHUA DULUDE secures the repayment of a Note dated August 29, 2017 in the amount of \$174,514.00. 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): Ronnie Heck, Shannon Heck,
Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers,
Gabrielle Carrier, Susan Bowers, Jonathan Bowers,
Glandeen Shenk, Jose A. Bazaldua, Antonio
Bazaldua 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, Ronnie Heck, declare under penalty of perjury that on the 14th day of July, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ROBERTS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE TOWN OF MIAMI, BEING A PORTION OF SECTION 71, BLOCK M-2, H&GN RY. CO. SURVEY, ROBERTS COUNTY, TEXAS, AND ALSO BEING THAT SAME PROPERTY AS DESCRIBED BY DEEDS RECORDED IN VOLUME 51, PAGE 364, AND IN VOLUME 27, PAGE 231, DEED RECORDS OF ROBERTS COUNTY, TEXAS, THE TWO TRACTS BEING COMBINED AND DESCRIBED AS ONE TRACT AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHEASTERLY CORNER OF THIS TRACT, IN THE WESTERLY ROW OF BIRGE STREET, FROM WHENCE THE SOUTHEASTERLY CORNER OF BLOCK 25, ORIGINAL TOWN OF MIAMI BEARS N 40° 08' 00" W A DISTANCE OF 410 FEET;

THENCE S 49° 52' 00" W A DISTANCE OF 140 FEET TO THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE S 40° 08' 00" E A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE N 49° 52' 00" E A DISTANCE OF 113 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG A CURVE TO THE LEFT AS DESCRIBED IN THE "EXCEPT AND RESERVING" PORTION OF SAID DEED RECORDED IN VOLUME 27, PAGE 231, THE CHORD OF WHICH BEARS N 35° 33' 34" W A DISTANCE OF 25.08 FEET;

THENCE N 49° 52' 00" E A DISTANCE OF 25 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE N 40° 08' 00" W A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING.