

20TX373-0132
407 TINKLER STREET, ANAHUAC, TX 77514

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated August 31, 2018 and recorded on September 4, 2018 as Instrument Number 2018-135505 in the real property records of CHAMBERS County, Texas, which contains a power of sale.

Sale Information: May 05, 2020, at 10:00 AM, or not later than three hours thereafter, at the eastern-most steps of the second level (middle floor) of the Chambers 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 JAMES EARL HART, JR. secures the repayment of a Note dated August 31, 2018 in the amount of \$240,562.00. 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.

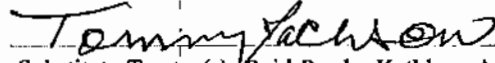
403-165-2020-2959*



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, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
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, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Tommy Jackson, Ron Harmon, Keata Smith, Carolyn Ciccio
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 16 day of March, 2020 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CHAMBERS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT 'A'

File No.: 65821-GAT71 (sb)
Property: 407 Tinkler Street, Anahuac, TX 77514

A TRACT OR PARCEL CONTAINING 1.774 ACRES (77,274 SQUARE FEET) OF LAND SITUATED IN THE CHARLES WILLCOX 2/3 LEAGUE, ABSTRACT NUMBER 303, CHAMBERS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A 2.775 ACRE TRACT OF LAND CONVEYED TO LORNELL E. NAJAR BY MITCHELL D. HANKINS BY DEED DATED SEPTEMBER 14, 1995, AND RECORDED IN VOLUME 276, PAGE 552 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AND ALL OF A 1.00 ACRE TRACT DESCRIBED IN VOLUME 47 AT PAGE 529 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS SAID 1.774 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND BEING THAT SAME TRACT DESCRIBED VOLUME 647, PAGE 338 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THE NORTHWEST CORNER OF SAID 1.00 ACRE AND AN INTERIOR CORNER OF A CALLED 5.650 ACRE TRACT DESCRIBED IN VOLUME 423, PAGE 163 OF THE CHAMBERS COUNTY DEED RECORDS;

THENCE NORTH 87 DEGREES 17 MINUTES 53 SECONDS EAST, WITH THE NORTH LINE OF THIS TRACT OF LAND, THE NORTH LINE OF THE SAID 1.00 ACRES AND THE NORTH LINE OF SAID 2.775 ACRES, A DISTANCE OF 344.86 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 02 DEGREES 43 MINUTES 41 SECONDS EAST, WITH THE EAST LINE OF THIS TRACT OF LAND, AND THE WEST LINE OF A CALLED 2.001 ACRE TRACT DESCRIBED IN VOLUME 701, PAGE 396 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, OVER AND ACROSS SAID 2.775 ACRES, A DISTANCE OF 225.03 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND, IN THE SOUTH LINE OF SAID 2.775 ACRES LAND IN THE NORTH RIGHT-OF-WAY LINE OF TINKLER STREET (CALLED 50 FOOT WIDE IN THE RECORDED PLAT OF ANAHUAC GARDENS, VOLUME B, PAGE 168 CCMR);

THENCE SOUTH 87 DEGREES 49 MINUTES 39 SECONDS WEST, WITH THE SOUTH LINE OF THIS TRACT OF LAND, THE SOUTH LINE OF SAID 2.775 ACRES, THE SOUTH LINE OF SAID 1.00 ACRE AND THE NORTH RIGHT-OF-WAY LINE OF SAID TINKLER STREET, A DISTANCE OF 346.87 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, BEING THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE NORTH 02 DEGREES 12 MINUTES 42 SECONDS WEST, WITH THE WEST LINE OF THIS TRACT OF LAND, THE WEST LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 221.83 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.774 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD IN:
Chambers County
On: 3/16/2020 8:28:04 AM
Doc Number: 2020 - 2959
Number of Pages: 2
Amount: 10.00
Order#: 20200316000007
By: SL



Heather H. Hawthorne, County Clerk

Recorded: *[Signature]*