

22TX373-0398
826 N WINNSBORO ST, QUITMAN, TX 75783

FILED FOR RECORD
2023 SEP 12 PM 1:06
COUNTY CLERK, WOOD CO TX

NOTICE OF FORECLOSURE SALE

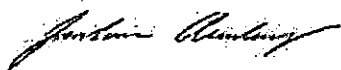
- Property: The Property to be sold is described as follows:

SEE EXHIBIT A
- Security Instrument: Deed of Trust dated June 24, 2020 and recorded on July 1, 2020 as Instrument Number 2020-00005918 in the real property records of **WOOD County, Texas**, which contains a power of sale.
- Sale Information: **October 03, 2023, at 1:00 PM**, or not later than three hours thereafter, at the east front door of the Wood 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 MICHAEL RAY ELLSWORTH secures the repayment of a Note dated June 24, 2020 in the amount of \$124,801.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, 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.

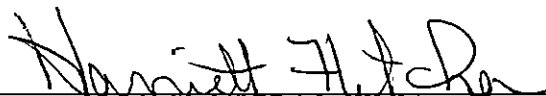
Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley, Harriett Fletcher, Dustin George

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
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley, Harriett Fletcher, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Harriett Fletcher, declare under penalty of perjury that on the 12th day of September, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WOOD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Harriett Fletcher, September 12, 2023

EXHIBIT A

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE A. C. WALTERS SURVEY, ABSTRACT NO. 609, WOOD COUNTY, TEXAS, AND IN THE S. BURCH SURVEY, ABSTRACT NO. 28, WOOD COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 6 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM J. O. BLACKWELL AND WIFE, MARTHA J. BLACKWELL, TOW. T. BLACKWELL, DATED JUNE 26, 1945, AS SHOWN OF RECORD IN VOLUME 285, PAGE 389, DEED RECORDS, WOOD COUNTY, TEXAS, SAID 6 ACRE TRACT OF LAND ALSO BEING KNOWN AS LOT 4, BLOCK 60, CITY OF QUITMAN, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 6 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.204 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM HOMER C. TURNER, JR. AND WIFE, ROSE TURNER, ET AL TO JIMMY F. JOHNS AND WIFE, RITA G. JOHNS, DATED JANUARY 28, 1997, AS SHOWN OF RECORD IN VOLUME 1532, PAGE 463, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS AND BEING IN THE SOUTH LINE OF A CALLED 121.4356 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM THEODORE WOODROW RYE, JR. TO JAMES UDELTOVEN ET AL, DATED AUGUST 04, 2009, AS SHOWN OF RECORD IN DOCUMENT NO. 2009-00009967, REAL RECORDS, WOOD COUNTY, TEXAS;

THENCE S 77° 35' 28" E, ALONG THE NORTH LINE OF SAID 6 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH A FENCE, AT APPROXIMATELY 550 FEET PASSING THROUGH THE EASTERLY EAST LINE OF SAID WALTERS SURVEY AND THROUGH THE SOUTHERLY WEST LINE OF SAID BURCH SURVEY, CONTINUING ALONG SAME BEARING, IN ALL, A TOTAL DISTANCE OF 815.41 FEET TO AN 8 INCH WOOD POST FENCE INTERSECTION FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.063 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JERRY W. WILLIAMS AND RENEAU ANDERS, D/B/A/ QUITMAN REALTY, TO MICHAEL BROWN AND WIFE, JANICE BROWN, DATED MARCH 06, 2008, AS SHOWN OF RECORD IN VOLUME 2308, PAGE 360, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE S 76° 54' 47" E, CONTINUING ALONG THE NORTH LINE OF SAID 6 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH A FENCE, A DISTANCE OF 491.48 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 6.0 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 37 (NORTH WINNSBORO STREET);

THENCE S 34° 14' 14" W, ALONG THE EAST LINE OF SAID 6 ACRE TRACT AND ALONG SAID RIGHT-OF-WAY LINE, SAME BEING ALONG A LINE THAT IS PARALLEL TO AND 50 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF SAID HIGHWAY, A DISTANCE OF 160.32 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 0.359 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ROBERT D. BLACKWELL AND WIFE, DIANE BLACKWELL, TO DANIEL REYES, DATED JANUARY 16, 2015, AS SHOWN OF RECORD IN DOCUMENT NO. 2015-00001145, REAL RECORDS, WOOD COUNTY, TEXAS;

THENCE N 62° 21' 37" W, ACROSS SAID 6 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.359 ACRE TRACT, A DISTANCE OF 170.57 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.359 ACRE TRACT;

THENCE S 26° 44' 07" W, CONTINUING ACROSS SAID 6 ACRE TRACT AND ALONG THE WEST LINE OF SAID 0.359 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH A FENCE, A DISTANCE OF 117.64 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.359 ACRE TRACT AND IN THE NORTH LINE OF A CALLED 0.382 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JOHN J. GORMAN, III AND WIFE, JAN JOINER GORMAN, TO STEVEN H. ROTH AND WIFE, PAMELA A. ROTH, DATED AUGUST 15, 2013, AS SHOWN OF RECORD IN DOCUMENT NO. 2013-00010067, REAL RECORDS, WOOD COUNTY, TEXAS (SEE BOUNDARY LINE AGREEMENT 857 /717, DATED JUNE 25, 1982);

THENCE N 78° 21' 56" W, ALONG THE SOUTH LINE OF SAID 6 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.382 ACRE TRACT, A DISTANCE OF 35.76 FEET TO A CHAIN LINK FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID 0.382 ACRE TRACT;

THENCE N 77° 59' 43" W, ALONG THE SOUTH LINE OF SAID 6 ACRE TRACT, AT APPROXIMATELY 217 FEET PASSING THROUGH THE EASTERLY EAST LINE OF SAID WALTERS SURVEY AND THROUGH THE SOUTHERLY

WEST LINE OF SAID BURCH SURVEY, CONTINUING ALONG SAME BEARING, IN ALL, A TOTAL DISTANCE OF 811.43 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 2.582 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM FLOYD R. JOHNS AND WIFE, GERALDINE JOHNS, TO JIMMY JOHNS, DATED APRIL 27, 1988, AS SHOWN OF RECORD IN VOLUME 1119, PAGE 848, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE N 77° 23' 00" W, CONTINUING ALONG THE SOUTH LINE OF SAID 6 ACRE TRACT, A DISTANCE OF 111.49 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 6 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 2.582 ACRE TRACT;

THENCE N 37° 00' 00" E, ALONG THE WEST LINE OF SAID 6 ACRE TRACT, A DISTANCE OF 252.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.415 ACRES OF LAND, OF WHICH APPROXIMATELY 3.28 ACRES LIE WITHIN SAID WALTERS SURVEY AND APPROXIMATELY 2.14 ACRES LIE WITHIN SAID BURCH SURVEY.

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.

Tax ID: 4040-0060-0040-40