

22TX373-0543  
130 WHITE OAK LOOP, LUFKIN, TX 75901

**NOTICE OF FORECLOSURE SALE**

FILED  
AT 11:44 O'CLOCK P.M.

JUN 09 2022

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By TW

**Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A

**Security Instrument:** Deed of Trust dated October 9, 2014 and recorded on October 14, 2014 as Instrument Number 2014-00322014 in the real property records of ANGELINA County, Texas, which contains a power of sale.

**Sale Information:** August 02, 2022, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Courthouse Annex, located at 606 E Lufkin Avnue, Lufkin, Texas in the hall outside of the Commissioner's Courtroom adjacent to the atrium, or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, 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 CHADWICK CARTER AND KERI CARTER secures the repayment of a Note dated October 9, 2014 in the amount of \$219,451.00. 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.**



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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



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Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Harriett Fletcher, Sharon St. Pierre 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, Sheryl La Mont, declare under penalty of perjury that on the 09th day of June, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ANGELINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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Sheryl La Mont, June 09, 2022

## Exhibit A

### TRACT ONE - FEE SIMPLE ESTATE:

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot No. Thirty-Two (32) of Live Oak Development, a Subdivision to Angelina County, Texas as the same appears upon the official map or plat, which is of record in Cabinet D, Slide 135-A & 135-B, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

### TRACT TWO- EASEMENT ESTATE:

Being a Non-exclusive Access Easement in and to the Fifty (50) Foot private street known as White Oak Loop in Live Oak Development, a subdivision in Angelina County, Texas of record in Cabinet D, Slide 135-A & 135-B, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.