

24TX373-0067
419 COUNTY ROAD 490, LOTT, TX 76656

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated December 4, 2017 and recorded on December 6, 2017 as Instrument Number 00002500 in the real property records of FALLS County, Texas, which contains a power of sale.

Sale Information: June 04, 2024, at 10:00 AM, or not later than three hours thereafter, at the south entrance steps leading through the south courthouse door to the second floor of the Falls 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 CHRISTOPHER BRUCE AND LISA HOLUBEC secures the repayment of a Note dated December 4, 2017 in the amount of \$191,919.00. 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.

FILED
At _____ o'clock _____ M
MAY 14 2024
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY _____ DEPUTY

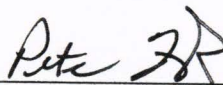
Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Florence Rosas, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Kevin Key, Jay Jacobs, Donna Stockman, David Stockman, Enrique Florez, Dustin George

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
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Pete Florez, Zachary Florez,
Orlando Rosas, ~~Bobby~~ Brown, Florence Rosas,
Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan
Ruiz, Kathleen Adkins, Kevin Key, Jay Jacobs,
Donna Stockman, David Stockman, Enrique Florez,
Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 14th day of May, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FALLS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Tibbit Surveying

1-254-718-8134
P.O. BOX 1112
TEMPLE, TX. 76503
TIBBITSURVEYING.COM

FIELD NOTES FOR A TRACT OF LAND IN FALLS COUNTY, TEXAS.

Being 5.000 Acres, more or less, of the Isaac B. Bradley Survey, Abstract No. 121, and being part of a 115 Acre tract described in a deed to Glenn Dutton as recorded in Volume 152, Page 74 of the Official Records of Falls County, Texas;

COMMENCING at a $\frac{1}{8}$ inch capped iron pin, found, at the South corner of said 115 Acre tract and in the Northwest fence line of Falls County Road No. 490;

THENCE, N 60° 00' 00" E, with the Southeast line of said 115 Acre tract and the Northwest line of said county road, 8.96 Feet, to the **PLACE OF BEGINNING**;

THENCE, N 30° 00' 00" W, 10.54 Feet, to an outer ell corner hereof, from whence a water meter, Brs. S 56° 33' 54" E, 1.12 Feet;

THENCE, N 60° 00' 00" E, 1.00 Feet, to an outer ell corner hereof, from whence said water meter, Brs. S 3° 36' 06" E, 1.12 Feet;

THENCE, S 30° 00' 00" E, 9.54 Feet, to an inner ell corner hereof;

THENCE, N 60° 00' 00" E, 680.20 Feet, to an inner ell corner hereof;

THENCE, N 33° 34' 44" W, with a Southwest line hereof, 610.18 Feet, to a $\frac{1}{2}$ inch iron pin, set, at an outer ell corner hereof;

THENCE, N 60° 00' 00" E, with a Northwest line hereof, 355.92 Feet, to a $\frac{1}{2}$ inch iron pin, set, at the Northernmost corner hereof;

THENCE, S 33° 34' 44" E, with a Northeast corner hereof, at 370.12 Feet, pass a 4 inch pipe fence corner post, on line, and continuing in all 611.18 Feet, to a 4 inch pipe fence corner post, at the Easternmost corner hereof, in the Southeast line of said 115 Acre tract and in the Northwest fence line of said county road;

THENCE, S 60° 00' 00" W, with the Southeast line of said 115 Acre tract and the Northwest line of said county road, at 355.92 Feet, pass a $\frac{1}{2}$ inch iron pin, set, on line, and continuing in all 1037.19 Feet, to the **PLACE OF BEGINNING**.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and accompanying Plat were prepared from a survey made on the ground, October 6 and 12, 2017, the Records of Falls County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Corners found along the Southeast line of said 115 Acre tract.

WITNESS MY HAND AND SEAL THIS THE 27TH DAY OF OCTOBER, 2017.

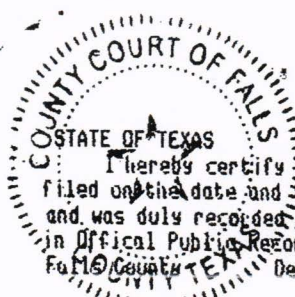
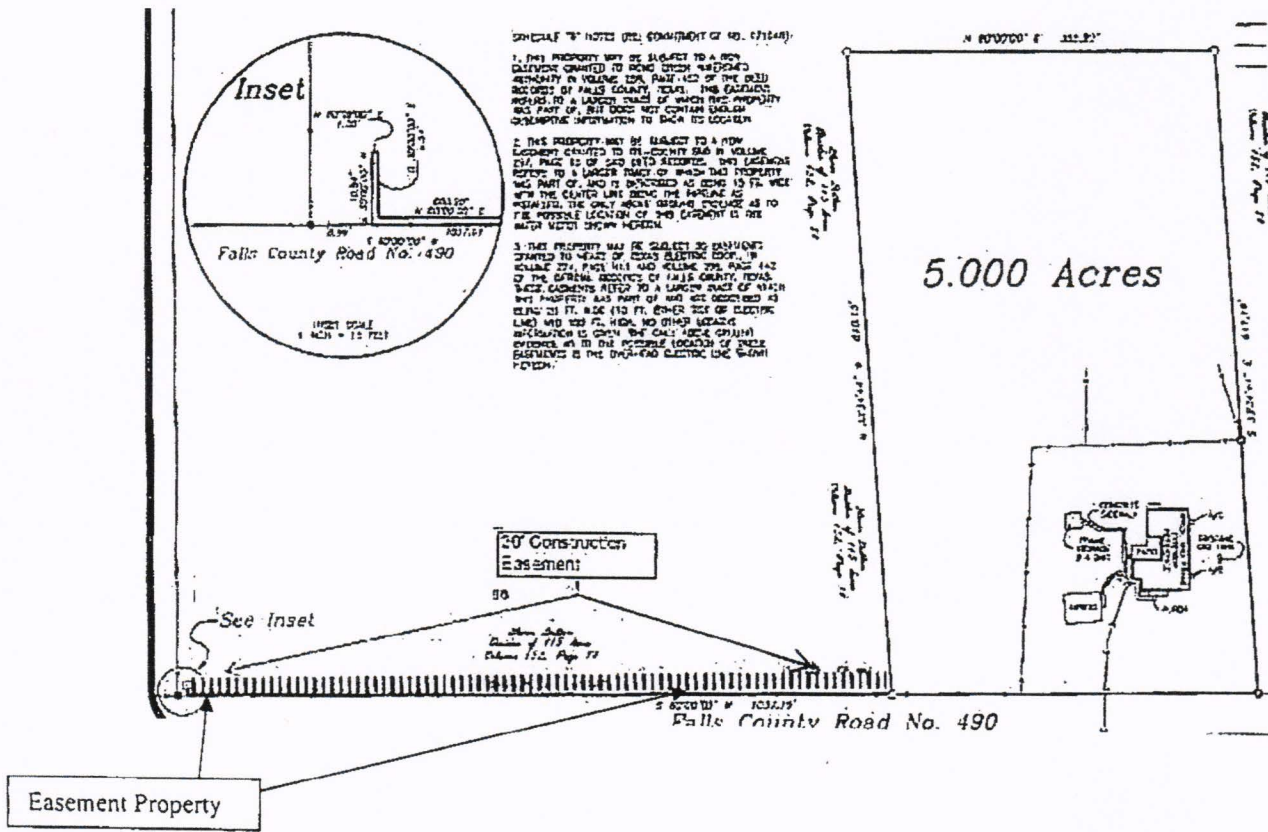
Toby Tibbit
Registered Professional Land Surveyor No. 5496



EXHIBIT 'A'

**Exhibit A-1
Depiction of Construction Easement**

20' wide easement (being 680.20 feet long) that runs immediately adjacent to the Northern boundary of the Easement Property described on Exhibit B hereto (except that such 20' wide easement does not follow the ell shapes described in the Easement Property but instead runs in a straight line parallel (but not adjacent to) County Road 490) and that commences at the point in the description of the Easement Property located at the inner ell corner that ends at the S 30 Degrees 0 Minutes 0 Seconds East 9.54 feet call and ends at the point in the description of the Easement Property located at the inner ell corner ending at the N 60 Degrees 0 Minutes 0 Seconds E 680.20 feet as depicted below:



County of Falls
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
in Official Public Records of Falls County
Falls County, Texas
Dec 06, 2017 at 02:22P

Dutton/Holubec, Bruce Deed

171048
58i