

22TX404-0053
805 W 12TH STREET, CISCO, TX 76437

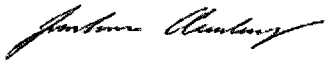
NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- BEING LOTS 10 & 11 OF SUBDIVISION 3, BLOCK 104, ORIGINAL TOWN OF CISCO, EASTLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 164, PLAT RECORDS OF EASTLAND COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated July 8, 2016 and recorded on July 8, 2016 as Instrument Number 2016-001940 in the real property records of EASTLAND 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 south entrance steps of the Eastland 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 KAREN HERNANDEZ secures the repayment of a Note dated July 8, 2016 in the amount of \$58,103.00. 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 mortgage. 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): Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Linda Reppert, 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): Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Linda Reppert, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of EASTLAND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

RECEIVED 11:05 A.M.
EASTLAND COUNTY CLERK
SEP 06 2023
EASTLAND COUNTY, TEXAS
EN