

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- THE SOUTH HALF (S/2) OF LOT ELEVEN (11) AND ALL OF LOT TWELVE (12), BLOCK NUMBER SIXTY-NINE (69), ORIGINAL TOWN OF WHITE DEER, CARSON COUNTY, TEXAS, ACCORDING TO THE DULY RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, PLAT RECORDS, CARSON COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated July 14, 2015 and recorded on July 16, 2015 as Instrument Number 2015-00000762 in the real property records of CARSON County, Texas, which contains a power of sale.
- Sale Information:** June 07, 2022, at 1:00 PM, or not later than three hours thereafter, at the front steps on the east side of the Carson 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 GARY TICE AND SUSETTE TICE secures the repayment of a Note dated July 14, 2015 in the amount of \$103,098.00. 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.

FILED APR 12 '22 PM2:47

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CELESTE BICHSEL
CARSON CO. & DIST. CLERK

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.

Jonathan Andring

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

Ronnie Heck

Substitute Trustee(s): Ronnie Heck, Shannon Heck, Ramiro Cuevas, Joshua Sanders, Charles green, Jonathan Schendel, Shawn Schiller, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua 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, Ronnie Heck, declare under penalty of perjury that on the 12th day of April, 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CARSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).