

F20250014

24TX373-0126
1315 HESTER ST, BROWNFIELD, TX 79316

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

ALL OF LOT FIFTEEN (15) AND THE WEST ONE FOOT (W/1') OF LOT SIXTEEN (16) OF BLOCK FOUR (4), COLONIAL HEIGHTS ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS AS SHOWN BY MAP, PLAT, AND/OR DEDICATION DEED RECORDED IN VOLUME 99, PAGE 462, DEED RECORDS, TERRY COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated December 28, 2018 and recorded on December 28, 2018 as Instrument Number 276773 in the real property records of TERRY County, Texas, which contains a power of sale.

Sale Information:

August 05, 2025, at 1:00 PM, or not later than three hours thereafter, at the main lobby inside the north entrance of the Terry County Courthouse near the bulletin board, 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 JOSE GARCIA secures the repayment of a Note dated December 28, 2018 in the amount of \$165,483.00. 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.

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Substitute Trustee(s): Ronald Byrd, Kevin Key, Jay Jacobs, Ramiro Cuevas, Cary Corenblum, Lisa Bruno, Charles Green, Patrick Zwiers, Brad Dickey, Nicole Dickey, Mike Quartaro, Keith Rodgers, Drew Dickey, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Todd Paxton, Judy Gorby, Gwenda Jean Wright, Donna Dubose, 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.

Tracey Midkiff

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

Nicole Dickey

Substitute Trustee(s): Ronald Byrd, Kevin Key, Jay Jacobs, Ramiro Cuevas, Cary Corenblum, Lisa Bruno, ~~Charles~~ Green, Patrick Zwiers, Brad Dickey, Nicole Dickey, Mike Quartaro, Keith Rodgers, Drew Dickey, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Todd Paxton, Judy Gorby, Gwenda Jean Wright, Donna Dubose, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Nicole Dickey, declare under penalty of perjury that on the 10th day of July, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TERRY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

