

25TX373-0110
2025 CEDAR ST, PARIS, TX 75460

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated August 25, 2020 and recorded on August 26, 2020 as Instrument Number 174005-2020 in the real property records of LAMAR County, Texas, which contains a power of sale.

Sale Information: July 01, 2025, at 1:00 PM, or not later than three hours thereafter, at the east foyer, just inside the first floor east entrance to the Lamar County Courthouse located at 119 North Main Street, Paris, Texas, 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 NEFTALY R TORRES JIMENEZ AND JUANITA BLANCA TORRES secures the repayment of a Note dated August 25, 2020 in the amount of \$119,790.00. 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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 10th DAY OF June, 2025.

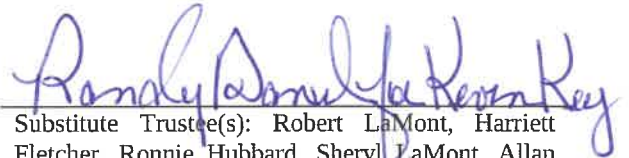
Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Margaret Rosanne Kayl, Richard Paul Carr Jr, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Wilson, Ginnelle Czarnecki, Virginia Wentland, Bonnie Yoakum, Ted Stephens, Sherie White, Ed Henderson, Larry Pennington, Michael Wilson, Joe Hallonquist, 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): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Margaret Rosanne Kayl, Richard Paul Carr Jr, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Wilson, Ginnelle Czarnecki, Virginia Wentland, Bonnie Yoakum, Ted Stephens, Sherie White, Ed Henderson, Larry Pennington, Michael Wilson, Joe Hallonquist, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

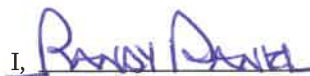
I,  _____, declare under penalty of perjury that on the 10 day of JUNE, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMAR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

Situated within the limits of Paris, in the County of Lamar, State of Texas, a part of the George W. Cox Survey #164 and being a tract of land conveyed to Natalie Coco by deed recorded in Doc.# 165679-2019 of the Official Public Records of said County and State.

Beginning at a ½" capped iron pin found at the Southeast corner of the Coco tract and the Southwest corner of a tract of land conveyed to Steven C. Coker and Kathy M. Coker by deed recorded in Vol. 1878, Page 228 of the Official Public Records of said County and State and being in the North boundary line of Cedar Street.

Thence North 0°36'36" West a distance of 169.94' to a ½" capped iron pin found at the Northeast corner of the Coco tract and the Northwest corner of the Coker tract and the South boundary line of a tract of land conveyed to Francisco Oliva and Juana Luna by deed recorded in Doc.# 125757-2015 of said Official Public Records;

Thence South 89°38'43" West a distance of 75.01' to a ½" capped iron pin found at the Northwest corner of the Coco tract and the Southwest corner of the Oliva/Luna tract and the East boundary line of a tract of land conveyed to Lynn Stone by deed recorded in Vol. 962, Page 13 of the Real Property Records of said County and State;

Thence South 0°09'43" East a distance of 170.16' to a ½" capped iron pin found at the Southwest corner of the Coco tract and the Southeast corner of a tract of land conveyed to William Reginald McDowra, Jr. by deed recorded in Doc.# 135265-2016 of said Official Public Records;

Thence North 89°28'35" East along the North boundary line of said Cedar Street a distance of 76.34' to the point of beginning.

Part of the George W. Cox Survey #164

2025 Cedar Street

File #: 200731

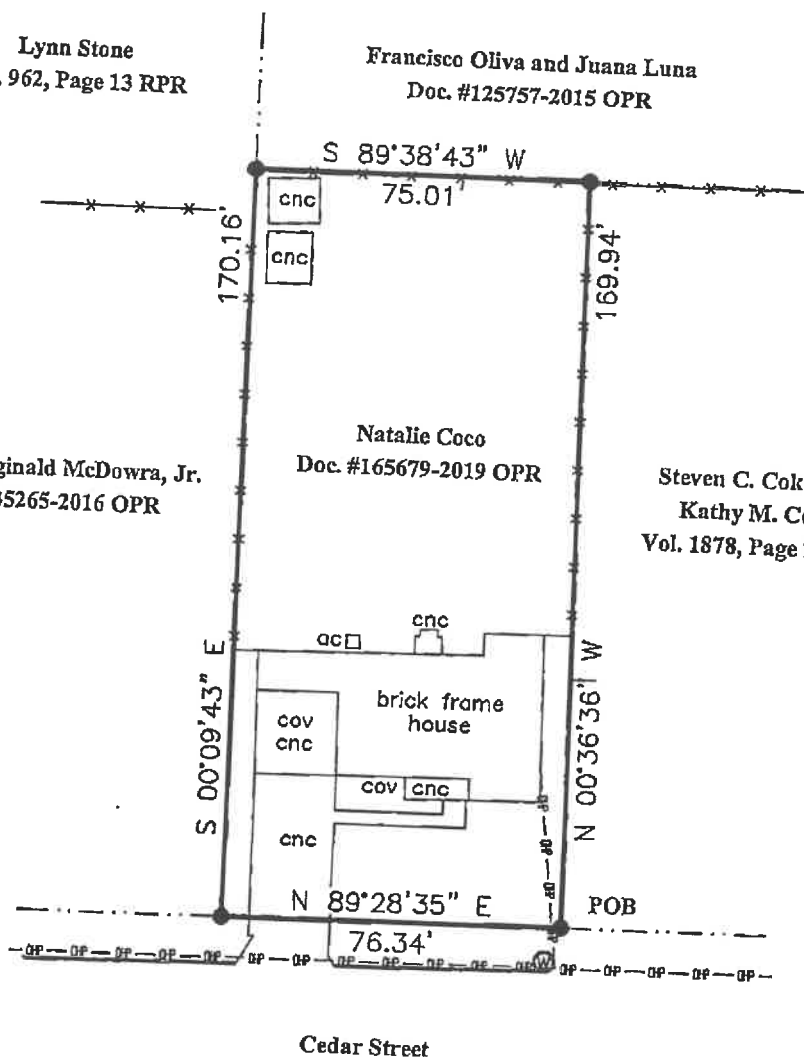
Lynn Stone
Vol. 962, Page 13 RPR

Francisco Oliva and Juana Luna
Doc. #125757-2015 OPR

William Reginald McDowra, Jr.
Doc. #135265-2016 OPR

Natalie Coco
Doc. #165679-2019 OPR

Steven C. Coker and
Kathy M. Coker
Vol. 1878, Page 228 OR



Cedar Street

Hayden Foster
Hayden Foster RPLS #5699

08/06/20
date

- = 1/2" capped iron pin found
- = 5/8" iron pin found
- = 1/2" iron pin found
- = 3/8" iron pin found
- = iron pipe found
- = bois d'arc post found
- = post found
- = conc. highway marker found
- = 3/8" capped iron pin (HF 5699) set

- = survey line
- = easement/building line
- = overhead power line
- = fence
- = water meter
- = gas meter
- = telephone pedestal
- = fire hydrant
- = elec. trans. pedestal
- POB = point of beginning



I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48277C0320C for Lamar County, Texas. Reference Bearing = the North boundary line of Cedar Street - N 89°28'35" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700.

Foster Land Surveying - 17325 FM 197 - Arthur City, TX 75411- office 903.739.9166

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