

23TX373-0007
2274 COUNTY ROAD 354, GAUSE, TX 77857

Filed 26th day of Jan
in 2023, At 10:34A M.
JODI MORGAN
County Clerk, Milam County, Texas
By Melinda [Signature]
Deputy

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A - LEGAL
- Security Instrument:** Deed of Trust dated August 12, 2016 and recorded on August 19, 2016 Book 1288 Page 85 as Instrument Number 7557 in the real property records of MILAM County, Texas, which contains a power of sale.
- Sale Information:** March 07, 2023, at 10:00 AM, or not later than three hours thereafter, at the east door of the Milam County Courthouse located at 107 West Main Street in Cameron, 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 WILLIAM DAVID GEIDEL JR AND JENNIFER MICHELLE GEIDEL secures the repayment of a Note dated August 12, 2016 in the amount of \$250,282.00. 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.

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
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s) Pete Florez, Zachary Florez,
Orlando Rosas, Bobby Brown, Kristopher Holub,
Aarti Patel, Kathleen Adkins, Violet Nunez, Dustin
George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 26 day of January, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MILAM County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Thomas J. Chambers Survey, Abstract No. 6, being all of a called 9.095 Acre tract conveyed from Brandon R. Stewart, et ux to Pers Anders Hedlund, et ux by deed dated May 25, 2004, in Vol. 940, Pg. 616 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found concrete monument on the south Right-of-Way line of County Road 354, at the northwest corner of a called 7.899 Acre tract conveyed to Carrabba Brothers, Inc. in Vol. 760, Pg. 584, for the northeast corner of this tract;

THENCE S 38° 55' 56" E - 666.54 feet along the west line of the said 7.899 Acre tract to a set 1/2" iron rod on the north line of a called 17.416 Acre tract conveyed to Ed Stewart, et ux in Vol. 1156, Pg. 48, at the southwest corner of the said 7.899 Acre tract, for the southeast corner of this tract;

THENCE S 45° 24' 01" W - 566.12 feet along the north line of the said 17.416 Acre tract to a set 1/2" iron rod at the southeast corner of a called 6.293 Acre tract conveyed to Charlene Seibel in Vol. 1267, Pg. 231, for the southwest corner of this tract;

THENCE N 38° 57' 34" W - 725.57 feet along the east line of the said 6.293 Acre tract to a found 1/2" iron rod on the said south Right-of-Way line of County Road 354, at the northeast corner of the said 6.293 Acre tract, for the northwest corner of this tract;

THENCE along the said south Right-of-Way line of County Road 354 for the following courses and distances:

N 49° 23' 25" E - 380.19 feet to a found concrete monument for an exterior ell corner of this tract;

N 55° 30' 17" E - 184.22 feet to the POINT OF BEGINNING containing within these metes and bounds 9.090 Acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBE REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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OFFICIAL RECORDS
MILAM COUNTY, TEXAS

FILED
AT 1:30 O'CLOCK P M
ON THE 19 DAY OF Aug
A.D., 20 16

STATE OF TEXAS
COUNTY OF MILAM
I hereby certify that this instrument was FILED on the 19th day of August, 2016 at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Milam County, Texas.



Barbara Vansa
County Clerk, Milam County, Texas
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Barbara Vansa
COUNTY CLERK, MILAM COUNTY, TEXAS

RECORDED 8-19-16 @ 5P

BY Linda Hall DEPUTY

BY Linda Hall DEPL