

22TX373-0796
1803 STAGE COACH RD, BROWNWOOD, TX 76801

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

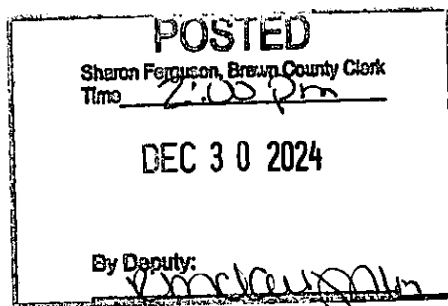
Security Instrument: Deed of Trust dated April 25, 2019 and recorded on April 26, 2019 as Instrument Number 1902450 in the real property records of BROWN County, Texas, which contains a power of sale.

Sale Information: February 04, 2025, at 10:00 AM, or not later than three hours thereafter, at the front porch of the Brown 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 CALEB GARCIA AND MARIA GARCIA secures the repayment of a Note dated April 25, 2019 in the amount of \$125,661.00. 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.



Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Louis Starzel, Thomas L. Swearingen, Justin Slone, Linda J. Reppert, Howard Whitney, Lamar Cravens, Christopher D. Brown, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, George Hawthorne, Marcia Elling, Tom Swearingen, Noel Wood, Steffany Fitzpatrick, Andrew Mills-Middlebrook, 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

Kim Anderson EOS

Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Louis Starzel, Thomas L. Swearingen, Justin Slone, Linda J. Reppert, Howard Whitney, Lamar Cravens, Christopher D. Brown, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, George Hawthorne, Marcia Elling, Tom Swearingen, Noel Wood, Steffany Fitzpatrick, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Filaura Ortega-Smith, declare under penalty of perjury that on the 30th day of December, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BROWN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Filaura Ortega-Smith

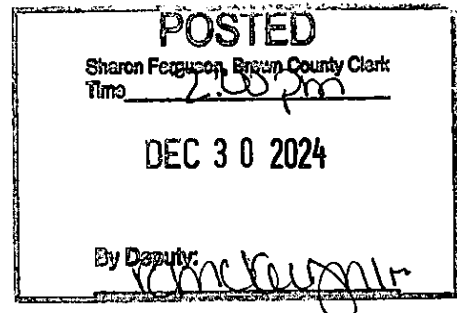


EXHIBIT "A"

FIELD NOTE DESCRIPTION of a 0.232 acre tract of land, being Lot 5, Block 4 of the Woodland Acres Addition according to map/plat recorded in Volume 4, page 28, Map Records, Brown County, Texas. Being the same 0.232 acre tract as recorded in Clerk's File No. 2017-1705802, Official Public Records, Brown County, Texas. Situated within the City-of-Limits of Brownwood, Brown County, Texas. Said 0.232 Acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 5/8 inch iron rod found bent, for the West Right-of-Way line of Stagecoach Road (50' R.O.W.), for the North Right-of-Way line of Arrowhead Drive (50' R.O.W.), for the Southeast corner of said Block 4 same being the Southeast corner of said Lot 5, for the East point of Basis of Bearing in Note 1 below, for the Southeast corner of said 0.232 acre tract, for the Southeast corner of this tract;

THENCE N 77° 12' 39" W, with the North Right-of-Way line of said Arrowhead Drive. tract same being the South line of said Lot 5, a distance of 100.01 feet to a 5/8 inch iron rod found bent, for the intersection of the East Right-of-Way line of a 20' Alleyway and the North line of said Arrowhead Drive, for the Southwest corner of said Lot 5, for the PC of curve to Right, for the West point of Basis of Bearing in Note 1 below, for the Southwest corner of this tract;

THENCE, with curve and East Right-of-Way Line of said 20' alleyway to the Right having a radius of 119.48 feet, central angle of 11°35' 22", an arc length of 24.17 feet and a chord distance of 24.13 feet with chord bearing of N 18° 35' 09" E to a 60d Nail set, for PT of curve, for a deflection corner of this tract;

THENCE N 24° 19' 16" E, with the East Right-of-Way line of said 20' alleyway same being the West line of said Lot 5, a distance of 85.26 feet to a 3/8 inch iron rod found, for the Southwest corner of Lot 4 of said Block 4 as recorded in Volume 1282, page 233, Official Public Records, for the Northwest corner of said Lot 5, for the Northwest corner of this tract;

THENCE S 73° 26' 37" E, with the South line of said Lot 4 (V. 1282, P. 233, O.P.R.B.C.T.) same being the North line of said Lot 5, a distance of 95.91 feet to a 3/8 inch iron rod found, for the Southeast corner of said Lot 4 (V. 1282, P. 233, O.P.R.B.C.T.) and curve to the Left, for the West Right-of-Way line of said Stagecoach Road, for the Northeast corner of said Lot 5, for the Northeast corner of this tract;

THENCE, with curve the Left and West Right-of-Way Line of said Stagecoach Road having a radius of 352.97 feet, central angle of 16° 40' 37", an arc length of 102.74 feet and a chord distance of 102.38 feet with chord bearing of S 21° 18' 57" W to the POINT OF BEGINNING, and containing 0.232 acres of land, more or less.

POSTED
Sharon Ferguson, Brown County Clerk
Time 2:05 PM
DEC 30 2024
By Deputy [Signature]