

#2

23TX373-0033

901 ANNIS AVE., MCCAMEY, TX 79752

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SURFACE ESTATE ONLY TO ALL OF LOTS ONE (1), TWO (2), BLOCK NINETY-SIX (96) ORIGINAL TOWN OF MCCAMEY, UPTON COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED THEREOF IN THE OFFICE OF THE COUNTY CLERK OF UPTON COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Security Instrument:

Deed of Trust dated September 20, 2010 and recorded on September 30, 2010 as Instrument Number 00150056 in the real property records of UPTON County, Texas, which contains a power of sale.

Sale Information:

June 06, 2023, at 1:00 PM, or not later than three hours thereafter, at the front steps on the south side of the Upton 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 GUADALUPE RAMOS-PEINADO URIAS AND VICTOR URIAS, JR. secures the repayment of a Note dated September 20, 2010 in the amount of \$84,857.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 W 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.

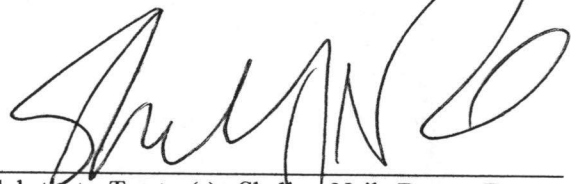
03/30/2023 FILED AT 1:46pm
LaWANDA McMURRAY
CLERK, COUNTY DISTRICT COURT
UPTON COUNTY
CLERK/DEPUTY

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.

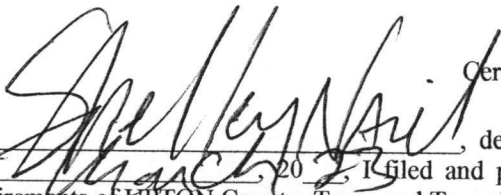
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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): Shelley Nail, Donna Trout,
Cassie Martin, Zane Nail, Cary Corenblum, Charles
Green, Patrick Zwiers, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024



Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 30 day of March, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of UPTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).