

20TX373-0136
2904 35TH STREET, SNYDER, TX 79549

FILED
2020 AUG 13 AM 9:17
COUNTY CLERK SCURRY COUNTY TEXAS
DEPUTY

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

ALL OF LOT NUMBER SIX (6), IN BLOCK NUMBER FORTY-ONE (41), OF THE WINSTON CO., INC., REPLAT OF A PORTION OF THE COLONIAL HILL ADDITION, TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF, RECORDED IN CABINET "A", SLIDE 84, PLAT RECORDS, SCURRY COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated June 22, 2015 and recorded on June 23, 2015 as Instrument Number 2015-20151916 in the real property records of SCURRY County, Texas, which contains a power of sale.

Sale Information:

October 06, 2020, at 1:00 PM, or not later than three hours thereafter, at the north steps of the Scurry 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 KAYLA D. WILLIAMS AND KEVIN WILLIAMS secures the repayment of a Note dated June 22, 2015 in the amount of \$173,794.00. 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.

FW Miller



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024

Substitute Trustee(s): Terry Browder, Laura
Browder, Marsha Monroe, Jonathan Schendel,
Ramiro Cuevas, Patrick Zwiers
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SCURRY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).