

23TX373-0499  
3600 40TH STREET, SNYDER, TX 79549

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## NOTICE OF FORECLOSURE SALE

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

### SEE EXHIBIT A

Security Instrument: Deed of Trust dated November 4, 2016 and recorded on November 4, 2016 as Instrument Number 2016-20163464 in the real property records of SCURRY County, Texas, which contains a power of sale.

Sale Information: November 05, 2024, 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.

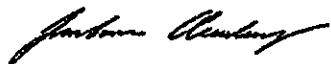
Obligation Secured: The Deed of Trust executed by CHARLIE TILLER AND SHERRY TILLER secures the repayment of a Note dated November 4, 2016 in the amount of \$124,896.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is 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): Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Lisa Bruno, Charles Green, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Darly Drain, Christin Delarosa, Doug Neff, Ed Henderson, Cindy Drain, Kamie Smith, Alton Patterson, 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.



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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): Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Lisa Bruno, Charles Green, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Darly Drain, Christin Delarosa, Doug Neff, Ed Henderson, Cindy Drain, Kamie Smith, Alton Patterson, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 29 day of August, 2024, 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).

**EXHIBIT "A"**

attached to and made a part of

Deed of Trust

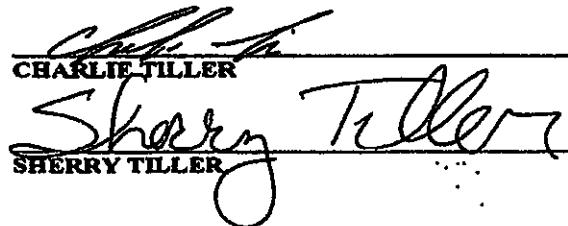
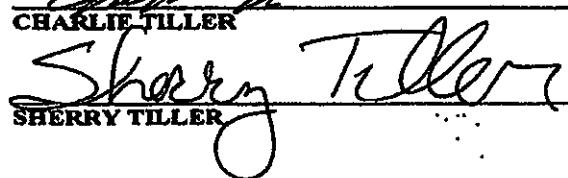
dated November 4, 2016

Charlie Tiller and wife, Sherry Tiller - Freedom Mortgage Corporation

All of the East Ten feet (E. 10') of Lot Number Ten (10), and all of Lot Number Eleven (11), in Block Number Five (5), of the PARK PLACE ADDITION to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in Cabinet "A", Slide 89, Plat Records, Scurry County, Texas.

SAVE AND EXCEPT all oil, gas and other minerals in, on and under the above-described property; same having been previously reserved.

SUBJECT TO any and all valid and subsisting covenants, restrictions, reservations, easements and rights-of-way properly found of record.

**SIGNED FOR IDENTIFICATION:**  
CHARLIE TILLER  
SHERRY TILLER