

23TX373-0140
509 W AVENUE Z, SAN ANGELO, TX 76903

FILED FOR RECORD
2024 NOV -5 AM 7:
CHRISTINA URRABO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

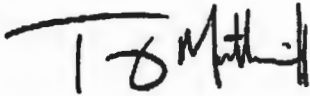
NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOTS 15 AND 16, BLOCK 4, MONTERREY ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 1, PAGE 281, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated January 24, 2022 and recorded on February 1, 2022 as Instrument Number 202201672 in the real property records of TOM GREEN County, Texas, which contains a power of sale.
- Sale Information:** January 07, 2025, at 10:00 AM, or not later than three hours thereafter, at the foyer of the Edd B. Keyes Building, 113 W. Beauregard, San Angelo, TX 76903, 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 LORENZO MARTINEZ AND JUANITA OROPEZA secures the repayment of a Note dated January 24, 2022 in the amount of \$71,448.00. 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.

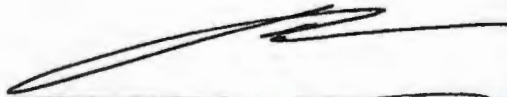
Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Tom Woods, Ed Henderson, Sherry Coats, Frances Hice, Nick Arrott, Dustin George

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



Substitute Trustee(s): ~~Terry Browder~~ Laura
Browder, Marsha Monroe, Jamie Osborne, Cary
Corenblum, Charles Green, Daniel McQuade,
Patrick Zwiers, Jim Mills, Susan Mills, Jeff Benton,
Andrew Mills-Middlebrook, George Hawthorne,
Tom Woods, Ed Henderson, Sherry Coats, Frances
Hice, Nick Arrott, 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 5 day of November, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TOM GREEN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).