

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- 3.00 ACRES, UMLANG ESTATES, A SUBDIVISION OF 3.00 ACRES OF LAND, IN THE JAMES PRICE LEAGUE, A-16, LEE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT SLIDE 114 B-2, PLAT RECORDS OF LEE COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated May 16, 2018 and recorded on May 17, 2018 as Instrument Number 2018-01778 in the real property records of LEE County, Texas, which contains a power of sale.
- Sale Information:** October 04, 2022, at 1:00 PM, or not later than three hours thereafter, at the west side of 843 E. Industry (the County Clerk's building), 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 HEATHER J. TAYLOR AND SEAN W. TAYLOR secures the repayment of a Note dated May 16, 2018 in the amount of \$205,000.00. 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.

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): Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Bobby Brown, Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Kathleen Adkins, Reid Ruple, Dustin George and Auction.com employees, including but not limited to those listed herein
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 29 day of August, 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LEE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED AND RECORDED

AUG 29 2022



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS