

22TX373-0711
305 SOUTH 14TH STREET, ALPINE, TX 79830

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

THE EAST ONE-HALF (E/2) OF LOTS THREE (3) AND FOUR (4), BLOCK FIVE (5), GILLIS 3RD ADDITION, TO THE CITY OF ALPINE, AS THE SAME APPEARS IN ENVELOPE #61, PLAT RECORDS, IN THE OFFICE OF THE COUNTY CLERK, BREWSTER COUNTY, TEXAS. SAID EAST ONE-HALF (E/2) OF LOTS THREE (3) AND FOUR (4) MORE PARTICULARLY DESCRIBED IN A PLAT OF THE SURVEY ATTACHED HERETO AS EXHIBIT "A", DATED MARCH 28, 2008, PREPARED BY STEVEN F. WALKER, R.P.L.S. NO. 4425, WHICH EXHIBIT IS MADE A PART OF THIS POLICY BY REFERENCE AND INCORPORATED HEREIN FOR ALL PURPOSES.

Security Instrument:

Deed of Trust dated November 24, 2014 and recorded on November 25, 2014 Book 306 Page 665 as Instrument Number 97276 in the real property records of BREWSTER County, Texas, which contains a power of sale. Correction Instrument recorded on June 21, 2019 as Instrument Number 108199.

Sale Information:

March 07, 2023, at 1:00 PM, or not later than three hours thereafter, at the east door of the Brewster 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.

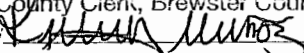
Obligation Secured:

The Deed of Trust executed by DOMINIQUE SANCHEZ AND STEPHEN SANCHEZ secures the repayment of a Note dated November 24, 2014 in the amount of \$164,957.00. 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:

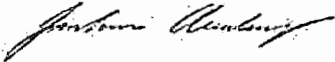
In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED
At 10:40 o'clock A M
Date December 22, 2022

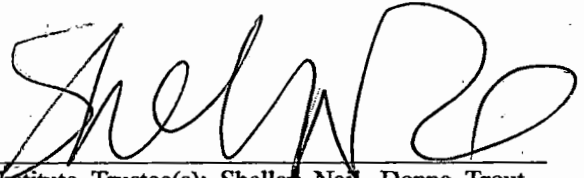
SARAH VASQUEZ
County Clerk, Brewster County, TX
By  Deputy

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.

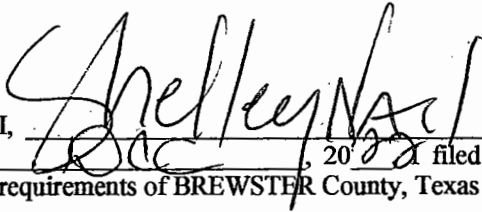
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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



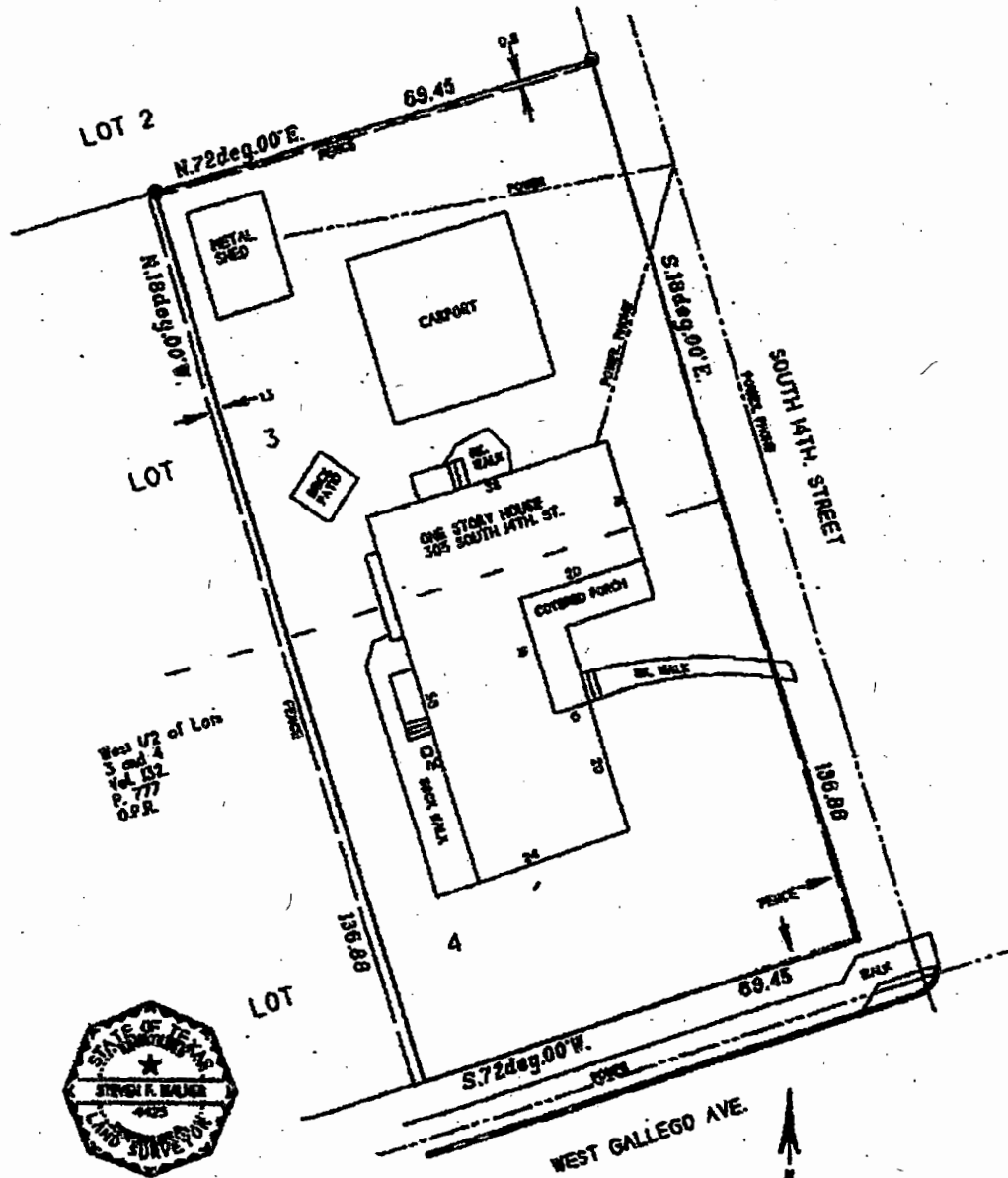
Substitute Trustee(s): Shelley Nail, Donna Trout,
Zane Nail, Faith Flores, Ericka Zepeda, Dustin
George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024



Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 22 day of Dec, 2022 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BREWSTER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A



West 1/2 of Lots
3 and 4
Vol. 130
P. 545
S.P.R.



PLAT of a survey of the East 1/2 of Lots 3 and 4, described in Vol. 130, P. 545, Official Public Records, Block 5, Gila 3rd. Addition to the City of Alpine, as the same appears in Envelope #61, Plat Records, in the office of the County Clerk, Brewster County, Texas



SCALE: 1" = 20'

BEARINGS ARE BASED ON THE RECORD NORTH LINE OF THIS TRACT

⊙ = 1/2" IRON ROD AND CAP MARKED "C.A.C. ANSON" FOUND

ACCORDING TO THE FIRE MAP, COMBUSTION-PANEL NUMBER 480005 DATED N. DATED NOVEMBER 11, 2000. THIS TRACT IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN

I hereby certify that this plat represents the results of an actual survey on the ground made by me and that the lines and corners found or set are true and correct to the best of my knowledge and belief.

Steven F. Walker
Steven F. Walker
Registered Professional Land Surveyor #4425
Date: March 28, 2005

WALKER LAND SURVEYING
405 E. Ave. "B"
Alpine, TX
79830
432-837-7272