

2023000295

22TX373-0160
507 SOUTHWEST 2ND ST, LOCKNEY, TX 79241

NOTICE OF FORECLOSURE SALE

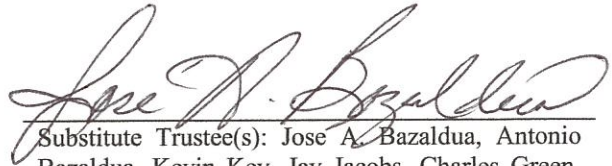
- Property:** The Property to be sold is described as follows:
- THE SOUTH FIFTY FEET (S/50') OF LOTS FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), ALL IN BLOCK TWENTY-EIGHT (28), IN THE TOWN OF LOCKNEY, IN FLOYD COUNTY, TEXAS, AS SHOWN BY PLAT OF SUCH TOWN RECORDED IN VOL. 6-F, PAGE 591, DEED RECORDS OF FLOYD COUNTY, TEXAS.
- AND
- THE SOUTH 10 FEET OF THE CLOSED T-ALLEY, BEING SOUTH OF THE S. 50' OF LOTS 14, 15 AND 16 IN BLOCK 28 OF THE ORIGINAL TOWN OF LOCKNEY, IN FLOYD COUNTY, TEXAS, AS SHOWN BY PLAT OF SUCH TOWN RECORDED IN VOL. 6-F, PAGE 591, DEED RECORDS OF FLOYD COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated April 28, 2017 and recorded on May 1, 2017 Book 0119 Page 0519 as Instrument Number 2017000367 in the real property records of FLOYD County, Texas, which contains a power of sale.
- Sale Information:** June 06, 2023, at 1:00 PM, or not later than three hours thereafter, at the outside steps at the west entrance of the Floyd 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 RICARDO HERNANDEZ secures the repayment of a Note dated April 28, 2017 in the amount of \$39,275.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 W 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 mortgage. 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): Jose A. Bazaldua, Antonio
Bazaldua, Kevin Key, Jay Jacobs, Charles Green,
Lisa Bruno, Patrick Zwiers, Kristopher Holub,
Dana Kamin, Aarti Patel, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
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 FLOYD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED
AT 2:31 o'clock P

MAY 11 2023

GINGER MORGAN, CLERK
FLOYD COUNTY, TEXAS
BY Cornia L. Swartz

Posted.