

19-00671
601 12TH ST, PLAINS, TX 79355

NOTICE OF FORECLOSURE SALE

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

Lots Seven (7), Eight (8), and Nine (9), in Block One Hundred Thirteen (113), to the Original Town of Plains, Yoakum County, Texas, as per plat recorded in Volume 1, Page 481, Deed Records, Yoakum County, Texas.

Security Instrument: Deed of Trust dated October 24, 2016 and recorded on November 9, 2016 at Instrument Number 2016-4498 in the real property records of Yoakum County, Texas, which contains a power of sale.

Sale Information: May 7, 2019, at 1:00 PM, or not later than three hours thereafter, at the front steps on the south side of the Yoakum 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.

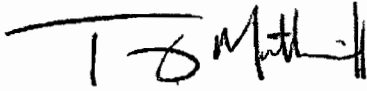
Obligation Secured: The Deed of Trust executed by ERIC A. RAMOS AND ROBERTA MONICA RAMOS secures the repayment of a Note dated October 24, 2016 in the amount of \$144,442.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the 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.

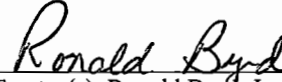
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED 4-1 2019 AT 10 O'CLOCK A.M.
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX
BY Rosalie Rivera DEPUTY

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, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Ronald Byrd, Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez, Charles Green, Shawn Schiller
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, Ronald Byrd, as Substitute Trustee appointed by this instrument, declare under penalty of perjury that on the 1 day of April, 2019, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Yoakum County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).