

### NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A

Security Instrument: Deed of Trust dated April 13, 2005 and recorded on April 14, 2005 as Instrument Number 227562 in the real property records of YOAKUM County, Texas, which contains a power of sale.

Sale Information: July 05, 2022, 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 JO ANN AGUILERA AND JUAN HERNANDEZ secures the repayment of a Note dated April 13, 2005 in the amount of \$59,500.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing 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.**



4750806

FILED 6-2 2022 AT 8 O'CLOCK A -M.  
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX  
BY [Signature] 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.**

*Jonathan Andring*

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Miller, George & Suggs, PLLC  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

*Ronald Byrd*

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Substitute Trustee(s): Ronald Byrd, Jonathan Schendel, Ramiro Cuevas, Charles Green, Shawn Schiller 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, Ronald Byrd, declare under penalty of perjury that on the 2<sup>nd</sup> day of June, 2022 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).

# Exhibit A

Attached to Deed of Trust dated April 13, 2005, from Juan Hernandez and Jo Ann Aguilera to State Farm Bank, F.S.B.

## LEGAL DESCRIPTION

All of Lot 36, and a portion of Lot 35, all in Block 3, of the Belmont Addition to the City of Denver City, Yoakum County, Texas, according to the plat recorded in Volume 165, Page 651, Deed Records, Yoakum County, Texas, more particularly described in one survey attached as Exhibit "A", and incorporated by reference for all purposes. Property description for the portion of Lot 35 is consistent with one Boundary Agreement between Grantor and The Ronald G. Kirby Living Trust, dated November 27, 2002.

Initials: AR  
Initials: AR

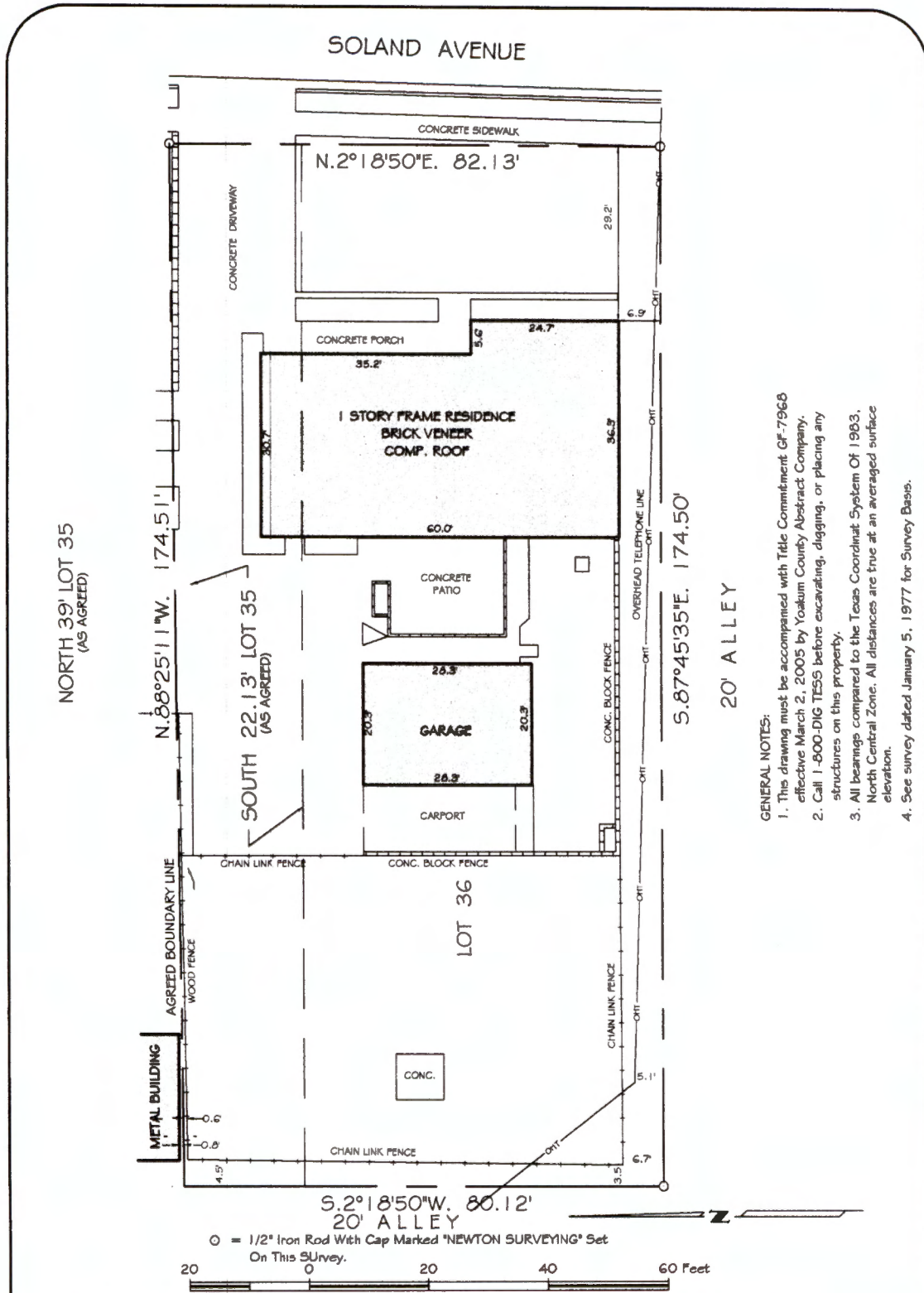
THE STATE OF TEXAS )  
COUNTY OF YOAKUM ) # 227562  
I, DEBORAH, L RUSHING, County Clerk, do hereby Certify  
that this Instrument was filed for record  
in Vol. 4-14-05 at 1:00 P.M. and recorded  
272 Page 611 of the OFFICIAL PUBLIC  
RECORD of this office.  
PAID: \$ 33<sup>00</sup>

WITNESS MY HAND AND SEAL

By Cindy Dean



EXHIBIT "A"



- GENERAL NOTES:
1. This drawing must be accompanied with Title Commitment GF-7968 effective March 2, 2005 by Yoakum County Abstract Company.
  2. Call 1-800-DIG TESS before excavating, digging, or placing any structures on this property.
  3. All bearings compared to the Texas Coordinate System Of 1983, North Central Zone. All distances are true at an averaged surface elevation.
  4. See survey dated January 5, 1977 for Survey Basis.

To: Juan Jose Hernandez and Jo Ann Aguilera  
State Farm Bank, FSB  
Yoakum County Abstract Co. (GF-7968)

I hereby certify that this plat correctly shows the results of an actual survey made upon the ground, and that there are no visible encroachments except as shown.

This the 7th day of April, 2005

J.N. NEWTON, PROFESSIONAL LAND SURVEYOR NO. 1690  
NOTE: If this plat does not bear the original signature in light blue pencil and embossed seal this plat is an unauthorized copy and is in violation of the copyright.  
Authorized Copy 1 Of 5 This Date.

**205 SOLAND AVENUE**  
ALL OF LOT 36 AND THE SOUTH 22.13 FEET OF LOT 35, ALL IN BLOCK 3, OF THE BELMONT ADDITION TO THE CITY OF DENVER CITY, YOAKUM COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 165, PAGE 651, DEED RECORDS, YOAKUM COUNTY, TEXAS.

**J. N. NEWTON & ASSOCIATES**  
Land Surveying & Mapping  
215 SW 2nd Street  
SEMINOLE, TEXAS 79360  
800-284-2607 or 915-758-2015 FAX 758-9090  
Date of Survey: March 18, 2005 Job No. 14216A