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226 BLUEGRASS, WHITNEY, TX 76692

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 MAR 27 PM 1:51

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated September 15, 2016 and recorded on September 26, 2016 as Instrument Number 00083634 in the real property records of HILL County, Texas, which contains a power of sale.

Sale Information: May 06, 2025, at 11:00 AM, or not later than three hours thereafter, at the east door of the Hill 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 EVELYN F. BERRY AND OTIS BERRY secures the repayment of a Note dated September 15, 2016 in the amount of \$95,384.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 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 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.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Angela Cooper, Jeff Benton, Michelle Schwartz, Jamie Dworsky, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Teel, Dustin George

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
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Angela Cooper, Jeff Benton, Michelle Schwartz, Jamie Dworsky, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Teel, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 27 day of March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HILL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

All those certain lots, tracts or parcels of land being all of Lots 697 through 703 and Lot 720 thru 725 of the Lake Whitney Estate, Unit No. 3, Subdivision, containing 1.488 acres, in Hill County, Texas, according to the plat recorded in Volume 435, Page 4, of the Deed Records of Hill County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof and being more fully described on Exhibit A attached hereto and incorporated herein for all purposes.

Field notes for the survey of a certain lot, tract, or parcel of land being all of Lots 697-703 and 720-725 of the Lake Whitney Estates, Unit 3, Subdivision in Hill County, Texas, according to plat recorded in Volume 435, Page 4 of the Deed Records of Hill County. Said land is all of those certain tracts described in a deed from Kenneth D. Fisher et ux, Rita F. Fisher to Kevin Fisher recorded in Volume 1407, Page 308 of the Official Public Records of Hill County and a part of those certain tracts described in a Quitclaim Deed from Kenneth D. Fisher and Rita F. Fisher to Kevin W. Fisher recorded in Volume 1407, Page 202 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the north line of Cherry Drive for the southeast corner of said Lot 720 and for the southeast corner of this:

THENCE with the north line of Cherry Drive, S 59° 56' 01" W 299.91 feet to a 1/2" iron rod set for the southwest corner of said Lot 725 and for the southwest corner of this;

THENCE N 30° 15' 46" W 99.88 feet to a 3/8" iron rod found at a chain link fence corner for the northwest corner of said Lot 725, for the southwest corner of said Lot 698, for the southeast corner of said Lot 697, and for an inside ell corner of this;

THENCE generally along a chain link fence, S 60° 01' 14" W 50.01 feet to a 5/8" iron rod found at a chain link fence corner for the southwest corner of said Lot 697 and for an outside ell corner of this;

THENCE generally along a chain link fence and with the extension thereof, N 30° 00' 53" W 100.05 feet to a 5/8" iron rod found in the south line of Blue Grass Drive for the northwest corner of said Lot 697 and for the northwest corner of this;

THENCE with the south line of Blue Grass Drive, N 60° 00' 00" E 349.65 feet to a 5/8" iron rod found for the northeast corner of said Lot 703 and for the northeast corner of this;

THENCE generally along a chain link fence as extended and with the extension thereof, S30°12'03"E 99.19 feet to a 1/2" iron rod found for the southeast corner of said Lot 703, for the northeast corner of said Lot 720 and S 30° 13' 40" E 100.21 feet to the place of beginning, containing 1.488 acres of land.