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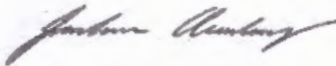
### NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT 3 OF SUNSET RANCHETTES, A SUBDIVISION LOCATED IN THE WEST PART OF THE NORTH 2/5 OF SECTION 25, BLOCK A-9, PUBLIC SCHOOL LAND, GAINES COUNTY, TEXAS, ACCORDING TO A PLAT RECORDED IN PLAT CABINET 110A, OF THE COUNTY CLERK OF GAINES COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated August 27, 2018 and recorded on September 7, 2018 as Instrument Number 2018-05489 in the real property records of GAINES County, Texas, which contains a power of sale.
- Sale Information:** February 07, 2023, at 1:00 PM, or not later than three hours thereafter, at the area bounded by the west edge of the west porch of the Gaines County Courthouse and on the east by the middle landing of the inside stairs leading into the courthouse from the west door, 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 DENISE COLLIER AND RONALD LAWRENCE COLLIER secures the repayment of a Note dated August 27, 2018 in the amount of \$254,864.00. 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 —  
1-17-23. 12:15 p.m.  
Terri Berry, County Clerk  
Gaines County, Texas  
BY Chad Dick  
Deputy

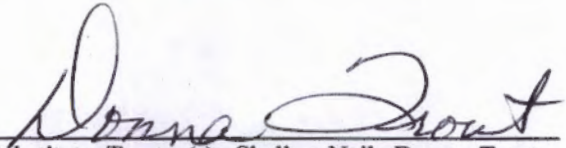
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



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



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Substitute Trustee(s): Shelley Nail, Donna Trout,  
Cassie Martin, Zane Nail, Charles Green,  
Kristopher Holub, Ramiro Cuevas, Patrick Zwiers,  
Dustin George  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, Donna Trout, declare under penalty of perjury that on the 17 day of January, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GAINES County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

