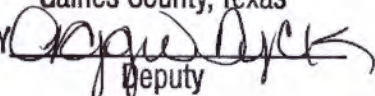


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**NOTICE OF FORECLOSURE SALE**

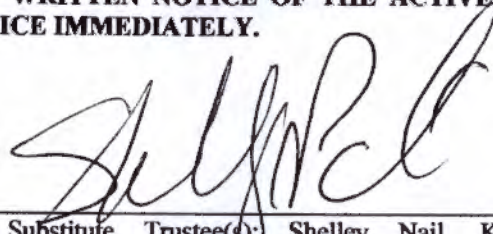
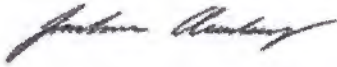
- Property:** The Property to be sold is described as follows:
- THE SURFACE ONLY OF LOT 4, BLOCK P, AUSTIN ACRES ADDITION TO THE TOWN OF SEMINOLE, GAINES COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOL. 134, PAGE 260, DEED RECORDS, GAINES COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated March 3, 2015 and recorded on March 10, 2015 as Instrument Number 2015-1553 in the real property records of GAINES County, Texas, which contains a power of sale.
- Sale Information:** June 07, 2022, 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 DAVE BEAUBIEN secures the repayment of a Note dated March 3, 2015 in the amount of \$112,917.00. 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.

**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 —  
4-7-22 . 2:20 p.m  
Terri Berry, County Clerk  
Gaines County, Texas  
BY  Deputy

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**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  
Dustin C. George, Attorney at Law  
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, Kristina McCrary, Donna Trout, Cassie Martin, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Zane Nail 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, Shelley Nail, declare under penalty of perjury that on the 7 day of April, 2020 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).

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