

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A - LEGAL
- Security Instrument:** Deed of Trust dated April 30, 2019 and recorded on May 2, 2019 Book 447 Page 356 as Instrument Number 1041 in the real property records of COMANCHE 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 ~~south~~^{north} door of the Comanche 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 WILLIAM CHARLES MASON, JR. AND TABATHA MASON secures the repayment of a Note dated April 30, 2019 in the amount of \$140,311.00. 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
AT 2:00 O'CLOCK P M

JAN 17 2023

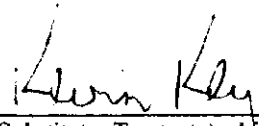

Clerk County Court Comanche Co., Texas

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
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key, Jay Jacobs, Kristopher Holub, Patrick Zwiers, Lemar Craves, Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Linda Reppert, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Kim Anderson, 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 COMANCHE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 20190110

TRACT ONE:

Being 0.46 of an acre of land, situated in Comanche County, Texas, out of the L. PEARSALL SURVEY, ABSTRACT NUMBER 773, and being all of a 0.453 acre Tract One, that is described in a deed from Robert J. Rauch and Janet Rauch, to Steve Ruedas and Brady Ruedas, recorded in Volume 935 at Page 419, Deed Records of Comanche County, Texas, and further described as follows;

BEGINNING, at a ½ inch iron rod set at the Northeast corner of said 0.453 acre tract, and being the Northwest corner of a 320 acre Parcel Number 5, that is described in an Affidavit of Heirship to Cynda Lu Patton Guinn, recorded in Volume 720 at Page 551, said Deed Records, and being in the South line of a 154.74 acre tract of land that is described in a deed to Dwayne and Cynthia Bell Irrevocable Trust, recorded in Volume 982 at Page 29, said Deed Records, for the Northeast corner of this tract;

THENCE, S 17° 53' 21" W 234.05 feet, with a fence, along the West line of said 320 acre tract, to a ½ inch iron rod set at the Southeast corner of said 0.453 acre tract, for the Southeast corner of this tract;

THENCE, N 83° 03' 50" W 15.95 feet, to a ½ inch iron rod set at the Southwest corner of said 0.453 acre tract, and being in the East line of Comanche County Road Number 250, for the Southwest corner of this tract;

THENCE, with the East line of Comanche County Road Number 250, as follows, N 00° 47' 54" W 75.00 feet, to a ½ inch iron rod set, N 09° 59' 32" W 59.95 feet, with a fence, to a ½ inch iron rod set, N 28° 58' 21" W 83.95 feet, with a fence, to a ½ inch iron rod set, and N 38° 33' 16" W 100.64 feet, with a fence, to a 3 inch pipe post found at the Northwest corner of said 0.453 acre tract, and the occupied Southwest corner of said 154.74 acre tract, for the Northwest corner of this tract;

THENCE, S 72° 00' 52" E 213.84 feet, with a fence, along the North line of said 0.453 acre tract and the South line of said 154.74 acre tract, to the point of beginning and containing 0.46 of an acre of land.

TRACT TWO:

Being 1.55 acres of land, situated in Comanche County, Texas, out of the L. PEARSALL SURVEY, ABSTRACT NUMBER 773, and being all of a 1.558 acre Tract Two, that is described in a deed from Robert J. Rauch and Janet Rauch, to Steve Ruedas and Brady Ruedas, recorded in Volume 935 at Page 419, Deed Records of Comanche County, Texas, and further described as follows;

BEGINNING, at a ½ inch iron rod set, in a fence corner, at the Southwest corner of said 1.558 acre tract, and being the Southeast corner of a 40 acre Tract Three, that is described in a deed to Debra Renee Winters, recorded in Volume 897 at Page 423, said Deed Records, and being in the North line of a 24.54 acre tract of land that is described in a deed to Carolyn McKaughan, recorded in Volume 911 at Page 225, said Deed Records, for the Southwest corner of this tract;

THENCE, N 16° 02' 32" E 356.26 feet, with a fence, along the East line of said 40 acre tract, to a 3/8 inch iron rod found at the North corner of said 1.558 acre tract, and being in the West line of Comanche County Road Number 250, for the North corner of this tract;

THENCE, with the West line of Comanche County Road Number 250, as follows, S 41° 00' 42" E 168.36 feet, with a fence, to a 3/8 inch iron rod found, S 29° 58' 09" E 59.57 feet, with a fence, to a 3/8 inch iron rod found, S 16° 00' 19" E 35.66 feet, with a fence, to a spike set in a 18 inch Post Oak tree, S 01° 04' 23" E 70.75 feet, part way with a fence, to a 1 ½ inch iron pipe found, S 02° 21' 38" W 35.40 feet, to a 3/8 inch iron rod found, and S 12° 29' 02" W 127.47 feet, to a 3/8 inch iron rod found at the Southeast corner of said 1.558 acre tract, and the Northeast corner of said 24.54 acre tract, for the Southeast corner of this tract;

THENCE, with a fence, along the South line of said 1.558 acre tract and the North line of said 24.54 acre tract, as follows, N 66° 10' 35" W 70.16 feet, to a ½ inch iron rod set, N 66° 24' 00" W 144.38 feet, to a spike found in a 12 inch Live Oak tree, and N 58° 24' 32" W 28.58 feet, to the point of beginning and containing 1.55 acres of land.