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22TX373-0290
872 W MCNEILL ST, STEPHENVILLE, TX 76401

POSTED
10:34 A.M. _____ P.M.

MAR 24 2022

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By CW Deputy

NOTICE OF FORECLOSURE SALE

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

LOT NO. 3, BLOCK 115, CITY ADDITION, A SUBDIVISION IN ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP OR STEPHENVILLE, ADOPTION THEREOF RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS AND BEING A TRACT OF LAND DESCRIBED IN A DEED TO DREW A. HOWARD AND WIFE, CURIE A. HOWARD, RECORDED IN DOCUMENT NO. 2011-02623 OF THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 23, 2013 and recorded on May 24, 2013 as Instrument Number 2013-02969 in the real property records of ERATH County, Texas, which contains a power of sale.

Sale Information: May 03, 2022, at 10:00 AM, or not later than three hours thereafter, at the outside south steps of the Erath 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 ASHLII R. FRITSCHER AND MICHAEL J. FRITSCHER secures the repayment of a Note dated May 23, 2013 in the amount of \$118,622.00. 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.

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



Substitute Trustee(s): Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Denise Boerner, Tim Lewis, Janet Pinder, Angela Lewis 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, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ERATH County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).