

NOTICE OF FORECLOSURE SALE

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

LOT 13, BLOCK "J", OF WINCHESTER CROSSING, PHASE 7, AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S DOCUMENT NO. 2022010000318, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND IN PLAT BOOK 2022, PAGES 515-517, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.


Security Instrument: Deed of Trust dated September 15, 2023 and recorded on September 18, 2023 as Instrument Number 2023000107349 in the real property records of COLLIN County, Texas, which contains a power of sale.

Sale Information: October 07, 2025, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Collin County Courthouse located at 2100 Bloomdale Road, McKinney, Texas 75071, 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 MICHELLE BORCAN AND AUBRY GAUTHREAUX secures the repayment of a Note dated September 15, 2023 in the amount of \$301,919.00. 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.

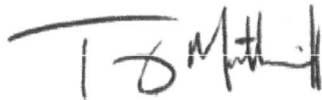
2025 AUG 21 PM 12:40
STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

FILED

Substitute Trustee(s): Logan Thomas, Phillip Pierceall, Douglas Phillip Pierceall, Douglas Rodgers, Terry Waters, Bruce Miller, Ashlee Luna, Joshua Sanders, Ramiro Cuevas, Shawn Schiller, Lauren Guy, Conrad Wallace, Patrick Zwiers, Angie Uselton, Lisa Bruno, Misty McMillan, Daniel Hart, Carol Dunmon, Mary Mancuso, Michele Hreha, Shelley Ortolani, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Payton Hreha, Jeff Benton, Liz Hach, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Cullar, 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): Logan Thomas, Phillip Pierceall, Douglas Phillip Pierceall, Douglas Rodgers, Terry Waters, Bruce Miller, Ashlee Luna, Joshua Sanders, Ramiro Cuevas, Shawn Schiller, Lauren Guy, Conrad Wallace, Patrick Zwiers, Angie Uselton, Lisa Bruno, Misty McMillan, Daniel Hart, Carol Dunmon, Mary Mancuso, Michele Hreha, Shelley Ortolani, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Payton Hreha, Jeff Benton, Liz Hach, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Cullar, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Jeff Benton, declare under penalty of perjury that on the 21 day of August, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of COLLIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).