

**STAYS IN FILE**



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22TX373-0089

19213 ROOKERY TRACT, MANOR, TX 78653

### **NOTICE OF FORECLOSURE SALE**

**Property:**

The Property to be sold is described as follows:

LOT 22, BLOCK F, VERONA SECTION 1, AN ADDITION TO THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201600055 AND SCRIVENERS ERROR AFFIDAVIT RECORDED IN DOCUMENT NO. 201615445 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated January 26, 2017 and recorded on January 27, 2017 as Instrument Number 2017016036 in the real property records of TRAVIS 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 rear sallyport inside of the Travis County Courthouse located on the west side which is immediately south of and slightly east of the intersection of 11th street and San Antonio Street, 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 ERIC HOWARD AND KRYSTAL HOWARD secures the repayment of a Note dated January 26, 2017 in the amount of \$232,746.00. 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 mortgage. 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.**

*Tom Miller*  
 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

*Angela Zavala*  
 Substitute Trustee(s): David Ackel, Travis Kaddatz,  
 Sara Edgington, Logan Thomas, Colette Mayers,  
 Stephen Mayers, Aarti Patel, Evan Press, Dylan  
 Ruiz, Violet Nunez, Shawn Schiller, Clay Golden,  
 Maryna Danielian, Scott Swenson, Angela Zavala,  
 Michelle Jones, Richard Zavala, Jr., Sharlet Watts,  
 Jr 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, Angela Zavala, declare under penalty of perjury that on the 17<sup>th</sup> day of Feb., 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TRAVIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



202240098

**FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS**

*Rebecca Guerrero*  
 Rebecca Guerrero, County Clerk  
 Travis County, Texas

Feb 17, 2022 09:39 AM

Fee: \$3.00 MAGEDOS