

22TX373-0097  
6819 AMBROSE CIRCLE, TEMPLE, TX 76502

RECEIVED FOR POSTING

2022 FEB 22 P 1:06

SHELLEY COSTON  
BELL COUNTY CLERK

### NOTICE OF FORECLOSURE SALE

**Property:**

The Property to be sold is described as follows:

LOT EIGHTY-ONE (81), IN BLOCK TWO (2), OF ALTA VISTA II, IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT YEAR 2014, NUMBER 17A & 17B, PLAT RECORDS OF BELL COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated March 28, 2016 and recorded on March 29, 2016 as Instrument Number 2016-00011435 in the real property records of BELL 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 Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex located at 1201 Huey Drive, Belton, Texas, 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 MELISSA MAASS secures the repayment of a Note dated March 28, 2016 in the amount of \$130,850.00. 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.

*Jonathan Andring*

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, Michelle Jones,  
Angela Zavala, 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 22 day of Feb., 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

RECEIVED FOR POSTING  
2022 FEB 22 P 1:06  
SHELLEY COSTON  
BELL COUNTY CLERK