

STAYS IN FILE



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202240134

22TX373-0204

4604 BELFIELD LN, AUSTIN, TX 78725

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 24, BLOCK C, OF AUSTIN'S COLONY SECTION 6B, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DOCUMENT NO. 201500025, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated March 4, 2016 and recorded on March 7, 2016 as Instrument Number 2016033459 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 JESUS ERNESTO MARTINEZ SOTO secures the repayment of a Note dated March 4, 2016 in the amount of \$192,719.00. 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.

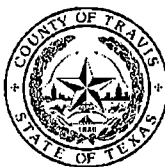
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

[Signature]
 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 14th day of March, 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).



**FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS**

[Signature]
 Rebecca Guerrero, County Clerk
 Travis County, Texas

202240134

Mar 14, 2022 11:28 AM

Fee: \$3.00

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