

SL 58489

19-00887

2202 CUSTER PARKWAY, RICHARDSON, TX 75080

**NOTICE OF FORECLOSURE SALE**

- Property: The Property to be sold is described as follows:
- LOT 2, BLOCK 31, CANYON CREEK COUNTRY CLUB NO. 1, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 50, PAGE 145 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated March 30, 2015 and recorded on March 31, 2015 at Instrument Number 201500078081 in the real property records of DALLAS County, Texas, which contains a power of sale.
- Sale Information: June 4, 2019, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, 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 JAMES R. FOX secures the repayment of a Note dated March 30, 2015 in the amount of \$311,355.00. 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.**

BY \_\_\_\_\_  
COUNTY CLERK  
DALLAS COUNTY  
JOHN E. WARREN

2019 APR 12 PM 12:45

FILED

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.



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Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024



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Substitute Trustee(s): Brent Graves, Craig Muirhead,  
Aaron Parker, Logan Thomas, Rick Montgomery,  
Phillip Pierceall, Cary Corenblum, Shawn Schiller,  
Matthew Hansen, Terry Waters, Clay Golden.  
Michelle Schwartz, Guy Wiggs, Russell Stockman,  
Shelley Ortolani, Mary Mancuso, Michele Hreha,  
Francesca Ortolani, Robert Ortolani, David Stockman,  
Brenda Wiggs, Denise Boerner, Donna Stockman,  
Tim Lewis, Kathy Arrington  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

Certificate of Posting

I, \_\_\_\_\_, as Substitute Trustee appointed by this instrument, 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 DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).