

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 18, 2014	Original Mortgagor/Grantor: AMBER MAE BUTLER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE FINANCIAL., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FREEDOM MORTGAGE CORPORATION
Recorded in: Volume: 514 Page: 646 Instrument No: 113549	Property County: CHILDRESS
Mortgage Servicer: FREEDOM MORTGAGE CORPORATION	Mortgage Servicer's Address: 951 W YAMATO ROAD SUITE 175 BOCA RATON, FL 33431

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$59,489.00, executed by AMBER MAE BUTLER and payable to the order of Lender.

Property Address/Mailing Address: 1204 AVENUE H NW, CHILDRESS, TX 79201

Legal Description of Property to be Sold: THE EAST 10.0' OF LOT 9 AND ALL OF LOT 10, BLOCK 60, CRISTLER ADDITION, CITY OF CHILDRESS, CHILDRESS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 14 AT PAGE 639 OF THE DEED RECORDS OF CHILDRESS COUNTY, TEXAS.

Date of Sale: August 06, 2024.	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: 100 Ave E Northwest, Childress, TX 79201 - THE FRONT STEPS OF THE CHILDRESS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FREEDOM MORTGAGE CORPORATION*, the owner and holder of the Note, has requested Lynne Holiday or Ryan Holiday whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lynne Holiday or Ryan Holiday whose address is



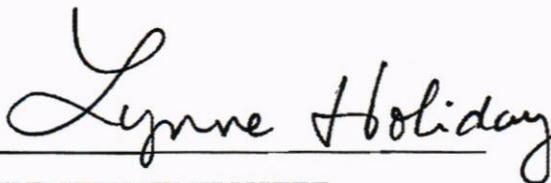
14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *FREEDOM MORTGAGE CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Lynne Holiday or Ryan Holiday whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lynne Holiday or Ryan Holiday whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Lynne Holiday or Ryan Holiday whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Lynne Holiday or Ryan Holiday whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Lynne Holiday or Ryan Holiday OR Lynne Holiday or Ryan Holiday, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

FILED FOR RECORD
CHILDRESS COUNTY, TEXAS
02/1 JUN 20 AM 9:21
ARRARA SPITZER
CLERK