


18-02156
9618 WINCREST DR., MONT BELVIEU, TX 77523

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT 5, BLOCK 6, OF FINAL PLAT OF EAGLE CREEK SUBDIVISION, SECTION III, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 67897, MAP AND/OR PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated March 6, 2015 and recorded on March 10, 2015 at Book 1554 and Page 460, Instrument Number 2015101336 in the real property records of Chambers County, Texas, which contains a power of sale.
- Sale Information: April 2, 2019, at 10:00 AM, or not later than three hours thereafter, at the eastern-most steps of the second level (middle floor) of the Chambers County Courthouse. 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 RILISSA IBARRA AND RICHARD A. RAMON secures the repayment of a Note dated March 6, 2015 in the amount of \$313,516.00. 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.

05-153-2019-2845



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.

Tracey Midkiff

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

Tommy Jackson

Substitute Trustee(s): Tommy Jackson, Ron Harmon,
Tiffany Beggs, Amy Bowman, Reid Ruple, Evan
Press, Stephanie Kohler, Cary Corenblum, Luci
Fuller, Mariel Marroquin, Kristopher Holub, Catrena
Ward, Julian Perrine, Kristie Alvarez
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, Tommy Jackson, as Substitute Trustee appointed by this instrument, declare under penalty of perjury that on the 20 day of February, 2019, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Chambers County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED FOR RECORD IN:
Chambers County
On: 2/20/2019 10:25:01 AM
Doc Number: 2019-2845
Number of Pages: 2
Amount: 10.00
Order#: 20190220000019
By: LM



Heather H. Hawthorne, County Clerk ^

Recorded: *Kris Martin*