

19-001

01/02/2019 02:10:50 PM Total Pages: 3 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX



18-02633  
25221 Cedar Hill Drive, Hockley, TX 77447

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### NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT ELEVEN (11), IN BLOCK (4), OF COUNTRY LANE ESTATES, SECTION 5, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 641, PAGE 143, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.  
APN #: 441105-004-011-000
- Security Instrument:** Deed of Trust dated December 29, 2016 and recorded on January 3, 2017 at Instrument Number 1700026 in the real property records of Waller County, Texas, which contains a power of sale.
- Sale Information:** ~~February 5, 2019 at 11:00 AM~~ or not later than three hours thereafter, at the foyer inside of the south entrance to the Waller 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 David Heine and Vickie Heine secures the repayment of a Note dated December 29, 2016 in the amount of \$119,298.00. 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.**



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



Substitute Trustee(s): Amy Bowman, Reid Ruple,  
Kathleen Adkins, Evan Press, Stephanie Kohler, Cary  
Corenblum, Luci Fuller, Mariel Marroquin,  
Kristopher Holub, Catrena Ward, Julian Perrine,  
Kristie Alvarez, Megan Randle, Ebbie Murphy  
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 Waller County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

## FILED AND RECORDED

**Instrument Number: 19-001**

Filing and Recording Date: 01/02/2019 02:10:50 PM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Martene Arranaga, Deputy

Returned To: