

23TX373-0552  
614 ROANOKE AVE, BROWNWOOD, TX 76801

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## NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT "A"

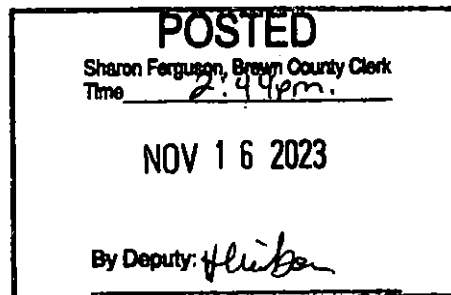
**Security Instrument:** Deed of Trust dated September 6, 2016 and recorded on September 7, 2016 as Instrument Number 1605354 in the real property records of BROWN County, Texas, which contains a power of sale.

**Sale Information:** January 02, 2024, at 10:00 AM, or not later than three hours thereafter, at the front porch of the Brown 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 JUDY NORTHCUTT AND ROBERT W. NORTHCUTT secures the repayment of a Note dated September 6, 2016 in the amount of \$130,591.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, 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.



Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Slone, Linda J. Reppert, Howard Whitney, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, Dustin George

**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.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Posted by: Eilaura Ortega-Smith



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Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Slone, Linda J. Reppert, Howard Whitney, Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, 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 BROWN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

<b>POSTED</b> Sharon Ferguson, Brown County Clerk Time <u>2:44 pm</u>  NOV 16 2023  By Deputy: <u>Huber</u>
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**EXHIBIT "A"**

**A 0.26 acre tract of land situated within Lot No. 3, Block 1, Eastend Addition to the City of Brownwood, Brown County, Texas, according to the plat or map thereof recorded in Volume 1, Page 12, Plat Records, Brown County, Texas, being that same tract of land described in a deed to Lionel Valdez recorded in Volume 150, Page 532 of the Official Public Records, Brown County, Texas, being more particularly described by metes and bounds as follows:**

**Beginning at a 1/2" rebar rod found with a survey cap stamped A.L.S. 6224 6332 (control monument) at the intersection of the Southeast line of Roanoke Avenue and the Northeast line of Cottage Street (a non-dedicated street), same being the Northwest line of said Lot No. 3, for the West corner of said Valdez tract and this described tract;**

**Thence N 43° 45' 27" E, 84.33 feet along the common line between said Lot No. 3 and Roanoke Avenue, same being the Northwest line of said Valdez tract, to a 1/2" rebar rod found with a survey cap stamped A.L.S. 6224 6332 (control monument) for a common corner between said Valdez tract and a tract of land described in a deed to Jimmy Trowbridge recorded in Volume 199, Page 70 of the Official Public Records, Brown County, Texas, for the North corner of this described tract; from which a 5/8" rebar rod (control monument) found for reference bears N 43° 45' 27" E, 124.20 feet and a 1/2" iron pipe (control monument) found for reference bears N 43° 45' 27" E, 403.23 feet;**

**Thence S 46° 14' 32" E, 132.00 feet over and across said Lot No. 3 along the common line between said Valdez tract and a Trowbridge tract, to a 1/2" rebar rod found with a survey cap stamped A.L.S. 6224 6332 (control monument) for a common corner between said Valdez tract, Trowbridge tract and a tract of land described in a deed to David Kirk Chastain recorded in Volume 50, Page 34 of the Official Public Records, Brown County, Texas, for the East corner of this described tract;**

**Thence S 43° 45' 29" W, 84.33 feet over and across said Lot No. 3 along the common line between said Valdez tract and Chastain tract, to a 1/2" rebar rod found with a survey cap stamped A.L.S. 6224 6332 (control monument) in the Northeast line of previously mentioned Cottage Street, for a common corner between said Valdez tract and Chastain tract, for the South corner of this described tract;**

**Thence N 46° 14' 33" W, 132.00 feet over and across said Lot No. 3 along the common line between said Valdez tract and Cottage Street, to the place of beginning and containing 0.26 acres of land.**

