



25TX373-0553
8612 LOUISVILLE AVE, LUBBOCK, TX 79423

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT TWO HUNDRED NINETY-THREE (293), AND THE SOUTH TWENTY-FIVE FEET (S. 25') OF LOT TWO HUNDRED NINETY-FOUR (294), RAINTREE ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF, RECORDED IN/UNDER VOLUME 1435, PAGE 293, OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

Security Instrument: Deed of Trust dated November 27, 2023 and recorded on November 28, 2023 as Instrument Number 2023045059 in the real property records of LUBBOCK County, Texas, which contains a power of sale.

Sale Information: January 06, 2026, at 10:00 AM, or not later than three hours thereafter, at the gazebo located on the front lawn of the Lubbock County Courthouse with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioner's Courtroom located on the 5th floor of the 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 JESSE SALAZAR JR. AND TALIA SALAZAR secures the repayment of a Note dated November 27, 2023 in the amount of \$240,000.00. 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): Bobby Fletcher, Clay Golden, Israel Curtis, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Terry Browder, Laura Browder, Jamie Osborne, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook Todd Paxton, Chad McDougal, Donna Dubose, Ed Henderson, Marsha Monroe, Auction.com, LLC, 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.

Jonathan Andring

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

[Signature]
Substitute Trustee(s): Bobby Fletcher, Clay Golden, Israel Curtis, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Terry Browder, Laura Browder, Jamie Osborne, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook Todd Paxton, Chad McDougal, Donna Dubose, Ed Henderson, Marsha Monroe, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, *Terry Browder*, declare under penalty of perjury that on the 7 day of December, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LUBBOCK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
12/04/2025 04:30 PM
FEE: \$2.00
2025047486