

F20220015

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-02985

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **11/1/2022**
Time: **The earliest time the sale will begin is 1:00 PM**
Place: Terry County Courthouse, Texas, at the following location: 500 West Main Street , Brownfield, TX 79316 INSIDE THE NORTH ENTRANCE OF THE TERRY COUNTY COURTHOUSE, 500 WEST MAIN, BROWNFIELD, TX
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT 15, BLOCK 14, OAK GROVE ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, AS SHOWN ON MAP, PLAT AND/OR DEDICATION DEED RECORDED IN VOLUME 107, PAGE 158, DEED RECORDS, TERRY COUNTY, TEXAS.

Commonly known as: 603 EAST LANNY AVENUE BROWNFIELD, TX 79316

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **12/29/2014** and recorded in the office of the County Clerk of Terry County, Texas, recorded on **12/31/2014** under County Clerk's File No **266543**, in Book **878** and Page **634**. The subject Deed of Trust was modified by Loan Modification recorded as Instrument 283744 and recorded on 10/20/2021. of the Real Property Records of Terry County, Texas.

Grantor(s): JACOBO SIGALA, JOINED HEREIN PRO FORMA BY HIS WIFE, STEPHANIE NICOLE SIGALA
Original Trustee: ALLAN B. POLUNSKY
Substitute Trustee: Auction.com, Chelsea Brooks, Joshua Martinez, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Todd Paxton, Judy Gorby, Gwenda Jean Wright, Donna Dubose, Ronald Byrd, Kevin Key, Jay Jacobs, Nestor Trustee Services, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CITY BANK MORTGAGE, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

V01 22 Pg 35