

## NOTICE OF TRUSTEE'S SALE

FILED

MAY 15 2025

Brenda Dietz  
CO. CLERK  
BREND A FIET SAM  
FAYETTE CO., TEXAS

### DEED OF TRUST INFORMATION:

<b>Grantor(s)</b>	Gene W. Hale and Rossie B. Hale	<b>Deed of Trust Date</b>	January 27, 2004
<b>Original Mortgagee</b>	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	<b>Original Principal</b>	\$127,500.00
<b>Recording Information</b>	Instrument #: 07-0696 Book #: 1385 Page #: 480 in Fayette County, Texas	<b>Original Trustee</b>	Robert K. Fowler, Brown, Fowler & Alsup
<b>Property Address</b>	521 Deer Loop, La Grange, TX 78945	<b>Property County</b>	Fayette

### MORTGAGE SERVICER INFORMATION:

<b>Current Mortgagee</b>	Seattle Bank	<b>Mortgage Servicer</b>	PHH Mortgage Corporation
<b>Current Beneficiary</b>	Seattle Bank	<b>Mortgage Servicer Address</b>	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

### SALE INFORMATION:

<b>Date of Sale</b>	07/01/2025
<b>Time of Sale</b>	10:00 AM or no later than 3 hours thereafter
<b>Place of Sale</b>	At the posting board located on and in the stone wall enclosure located on the Northwest portion of the Fayette County Courthouse square, on and in that portion of the wall enclosure facing West Colorado Street near its intersection with North Main Street in Fayette County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fayette County Commissioner's Court.
<b>Substitute Trustees</b>	Megan Randle, Ebbie Murphy, Kristopher Holub, Dylan Ruiz, Auction.com, Megan L. Randle, Ebbie Murphy, Pete Florez, Elizabeth Anderson, Robert Randle, Selim Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

### PROPERTY INFORMATION:

**Legal Description as per the Deed of Trust:**  
**LOTS 114 AND 115, IN CLEAR LAKE PINES, SECTION TWO (2), ACCORDING TO THE MAP OF SAID CLEAR LAKE PINES SECTION TWO (2), RECORDED IN VOLUME 1, PAGE 19, PLAT RECORDS OF FAYETTE COUNTY, TEXAS.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

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are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

**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.**

Dated May 13, 2025.

/s/ Selim H. Taherzadeh  
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

25TX373-0120  
995 LAKE VIEW CIRCLE WEST, BROOKSHIRE, TX 77423

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## NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT ELEVEN (11) BLOCK SEVENTEEN (17), OF CRYSTAL LAKES, SEC 1, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 1701314 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated August 8, 2018 and recorded on August 9, 2018 as Instrument Number 1806311 in the real property records of WALLER County, Texas, which contains a power of sale.
- Sale Information: July 01, 2025, at 1:00 PM, 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 KRYSTAL LABBATE AND MATIAS LABBATE secures the repayment of a Note dated August 8, 2018 in the amount of \$176,641.00. 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): Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Megan Randle, Ebbie Murphy, Megan L. Randle, Debby Jurasek, Jennyfer Sakiewicz, Pete Florez, Robert Randle, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Dustin George

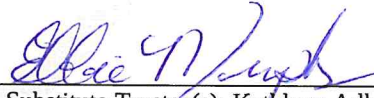
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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



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Substitute Trustee(s): Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Megan Randle, Ebbie Murphy, Megan L. Randle, Debby Jurasek, Jennyfer Sakiewicz, Pete Florez, Robert Randle, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, 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 WALLER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).