

26-000549-TX
2040 W GUENTHER LN, LA GRANGE, TX 78945

FILED

APR 30 2026

8:09am

Brenda Fietsam m

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated July 23, 2021 and recorded on August 3, 2021 Book 2006 Page 296 as Instrument Number 21-05423 in the real property records of FAYETTE County, Texas, which contains a power of sale.

Sale Information:

June 02, 2026, at 10:00 AM, or not later than three hours thereafter, at the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, 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 ANNE DAVIE AND MICHAEL DAVIE secures the repayment of a Note dated July 23, 2021 in the amount of \$351,037.00. 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): Megan Randle, Ebbie Murphy, Robert Randle, Kristopher Holub, Pete Florez, Megan L. Randle, Jennyfer Sakiewicz, Debby Jurasek, Xome Inc. and Tejas Corporate Services, LLC, NFPDS-TX 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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): Megan Randle, Ebbie Murphy,
Robert Randle, Kristopher Holub, Pete Florez, Megan
L. Randle, Jennyfer Sakiewicz, Debby Jurasek, Dustin
George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 30th day of April, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FAYETTE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Maras Land Surveying, Inc.

3402 KRESCHKE ROAD
SCHULENBURG, TEXAS 75826-6231
P.O. (409) 581-8341

INST. #: 21-05423
Vol: 2006 Page: 310

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CO. CLERK, FAYETTE CO., TEXAS

STATE OF TEXAS ()
COUNTY OF FAYETTE ()

Kelly Oliphant
4.53 Acre Tract

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the Hikas Jones League, A-60, same being that certain 4.53 acre tract of land described in a deed from Robert Ruckert and wife, Cecilia A. Ruckert, and Robert Ruckert, Trustee, to Dennis D. Abbott and wife, Mary Jo Abbott, dated December 2, 1994 and recorded in Volume 911, Page 519 of the Deed Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found for the West corner of the said Dennis D. Abbott, et ux. 4.53 acre tract, same being the North corner of a 79.387 acre tract of land described as Tract 1 in a deed to Edna Landroth in Volume 928, Page 350, same lying in the Southeast boundary of a 60' wide road easement described as Tract 3 in a deed to Edna Landroth in Volume 928, Page 358;

THENCE, along the Northwest boundary of the said Dennis D. Abbott, et ux. 4.53 acre tract and the Southeast boundary of the said Edna Landroth 60' wide road easement, N 44°17' E 250.15 feet to an iron rod set for the North corner of the said Dennis D. Abbott, et ux. 4.53 acre tract, same being the West corner of a 5.76 acre tract of land described in a deed to Harry Jones in Volume 1027, Page 14;

THENCE, along the Northeast boundary of the said Dennis D. Abbott, et ux. 4.53 acre tract, the Southwest boundary of the said Harry Jones 5.76 acre tract, the Southwest boundary of a 3.50 acre tract of land described in a deed to J. Milton Chelotte, Sr. in Volume 922, Page 647, the Southwest boundary of a 3.50 acre tract of land described in a deed to Rodney Hutcherson in Volume 1031, Page 585, S 44°54' E, passing an iron rod set at 317.1 feet in the Northwest line of a 2.67 acre roadway easement described in said deed to Dennis D. Abbott, et ux. in Volume 911, Page 519, and continuing within said 2.67 acre - 60' wide roadway, a total distance in all of 790.86 feet to an iron rod set for the East corner of the said Dennis D. Abbott, et ux. 4.53 acre tract, same being the North corner of a 2.00 acre tract of land described in a deed to Cecil Hutcherson in Volume 946, Page 601;

THENCE, along the Southeast boundary of the said Dennis D. Abbott, et ux. 4.53 acre tract and the Northwest boundary of the said Cecil Hutcherson 2.00 acre tract, S 45°06' W, passing an iron rod found at 30 feet in the Southwest margin of said 2.67 acre roadway, a total distance of 250.13 feet to an iron rod found for the South corner of the said Dennis D. Abbott, et ux. 4.53 acre tract, same being the West corner of the said Cecil Hutcherson 2.00 acre tract, same lying in the Northeast boundary of the said Edna Landroth 79.387 acre tract;

THENCE, along the Southwest boundary of the said Dennis D. Abbott, et ux. 4.53 acre tract and the Northeast boundary of the said Edna Landroth 79.387 acre tract, N 44°54' W 787.28 feet to the place of beginning, containing 4.53 acres of land, of which 0.35 acre lies within said 2.67 acre roadway.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

T. W. Murns
Tim W. Murns, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
May 18, 2000

SEAL:



EXHIBIT A
Page 1 of 1 Pages

8/3/2021 11:32:54 AM
STATE OF TEXAS
COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the OFFICIAL RECORDS of Fayette County, Texas as stamped hereon above this line.



BRENDA FIETSAM, COUNTY CLERK

Stamp: 15 Page(s)