

**POSTED & FILED**

**Vicinta Stafford Burnet County Clerk**

By Amy Grant at 9:18 am, Oct 23 2025

25TX373-0254

3404 STAG, HORSESHOE BAY, TX 78657

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### **NOTICE OF FORECLOSURE SALE**

**Property:**

The Property to be sold is described as follows:

LOT K7318, HORSESHOE BAY SOUTH, PLAT NO. K-7.1, CITY OF HORSESHOE BAY, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 38, ALSO REFERENCED AS CABINET 1, PAGE 93D, PLAT RECORDS, BURNET COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated September 21, 2022 and recorded on September 23, 2022 as Instrument Number 202213895 in the real property records of BURNET County, Texas, which contains a power of sale.

**Sale Information:**

January 06, 2026, at 1:00 PM, or not later than three hours thereafter, at the area on the east side of the Burnet County Courthouse (outside the county clerk's office), or in inclement weather the east hallway inside the courthouse, outside the doorway to the county clerk's office, 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 MARISOL POIREE GAMEZ AND CESAR LEIJA secures the repayment of a Note dated September 21, 2022 in the amount of \$217,132.00. 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.

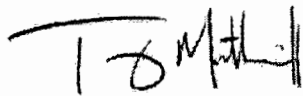
**Substitute Trustee:**

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.

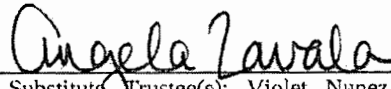
Substitute Trustee(s): Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Shawn Schiller, Joshua Sanders, Aleena Litton, Jacqueline Hughes, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts, Richard Zavala Jr, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Xome Inc. and Tejas Corporate Services, 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.**



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



Substitute Trustee(s): Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Shawn Schiller, Joshua Sanders, Aleena Litton, Jacqueline Hughes, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts, Richard Zavala Jr, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 23 day of October, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BURNET County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).