

25TX373-0114  
509 WESTOVER RD, BIG SPRING, TX 79720

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### NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A

Security Instrument: Deed of Trust dated February 9, 2024 and recorded on February 9, 2024 as Instrument Number 2024-00000908 in the real property records of HOWARD County, Texas, which contains a power of sale.

Sale Information: May 06, 2025, at 10:00 AM, or not later than three hours thereafter, at the north steps of the Howard 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 GREGORIO ARENIVAZ JR. secures the repayment of a Note dated February 9, 2024 in the amount of \$365,000.00. 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.

POSTED at 8:30 A M O'clock 04/03/25  
JURY PADRON, County Clerk, Howard County, Texas  
By John Padron Deputy

A

Substitute Trustee(s): Shelley Nail, Donna Trout, Cassie Martin, Zane Nail, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Zoey Fernandez, Zia Nail, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Kory Young, Johnie Eads, Angie Worley, Ed Henderson, Dustin George

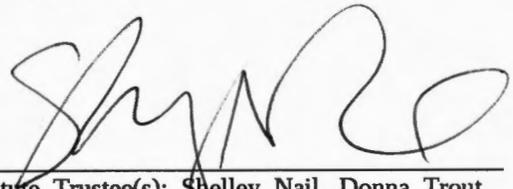
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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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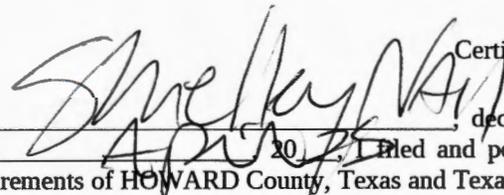
Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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Substitute Trustee(s): Shelley Nail, Donna Trout, Cassie Martin, Zane Nail, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Zoey Fernandez, Zia Nail, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Kory Young, Johnie Eads, Angie Worley, Ed Henderson, 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 3 day of April, 2015, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HOWARD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

**TRACT 1**

**BEING a 150' x 150' tract of land, more or less, out of the SW/4 of Section 6, Block 32, T-1-S, T. & P. RR. Co. Survey, Howard County, Texas, and described by metes and bounds as follows:**

**BEGINNING at a 1/2" I.P. found in the South right-of-way line of Westover Road (60' right-of-way), the NE corner of Lot 2, Block 22, Edwards Heights, an Addition to the City of Big Spring, Howard County, Texas, recorded in Envelope No. 39/B, Plat Records of Howard County, Texas and for the NW corner of this tract;**

**THENCE N. 77° 00' E. along the South right-of-way line of said Westover Road 150.0' to a 1/2" I.P. found the NW corner of a 150' x 150' tract recorded in Volume 640, Page 297, Deed Records of Howard County, Texas and for the NE corner of this tract;**

**THENCE S. 13° 00" E. 150.0' to a 1/2" I.R. found, the SW corner of said 150' x 150' tract and for the SE corner of this tract;**

**THENCE S. 77° 00' W. 150.0' to a point for the SE corner of said Lot 2, Block 22, of the Edwards Heights for the SW corner of this tract;**

**THENCE N. 13° 00' W. along the east line of said Lot 2, Block 22, of the Edwards Heights, 150.0' to the PLACE OF BEGINNING.**

**Containing 0.517 of an Acre of Land, more or less.**

**Note: Basis of bearing is the south right-of-way line of Westover Road.**

**TRACT 2**

**BEING a 15' x 150' tract of land, more or less, out of a 15' alley in Edwards Heights, an Addition to the City of Big Spring, Howard County, Texas, and described by metes and bounds as follows:**

**BEGINNING at a point in the South line of a 150' x 150' tract and the North line of said 15.0' wide alley being the SE corner of Lot 2, Block 22 of said Edwards Heights Addition, an Addition to the City of Big Spring, Howard County, Texas recorded in Envelope No. 39/B, Plat Records of Howard County, Texas, and for the NW corner of this tract;**

**THENCE N. 77° 00' E. along the South line of said 150' x 150' tract and the North line of said 15.0' wide alley 150.0' to a 1/2" I.R. found, the SE corner of said 150' x 150' tract, the SW corner of a second 150'x150' recorded in Volume 640, Page 297, Deed Records of Howard County, Texas and for the NE corner of this tract;**

**THENCE S. 13° 00' E. (called S. 15° E.) 15.0' to a 5/8" I.R. found in the South line of said 15.0' wide alley for the SE corner of this tract;**

**THENCE S. 77° 00' W. along the South line of said 15.0' wide alley, 150.0' to a point for the SW corner of this tract;**

**THENCE N. 13° 00' W. 15.0' to the PLACE OF BEGINNING.**

**Containing 0.052 of an Acre of Land, more or less.**

**Note: Basis of bearing is the south right-of-way line of Westover Road.**