

POSTED

22TX373-0157  
2493 SCR 104, SONORA, TX 76950

JUL 3 2025

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**NOTICE OF FORECLOSURE SALE**

PAM THORP  
SUTTON COUNTY & DISTRICT CLERK

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

**Security Instrument:** Deed of Trust dated May 31, 2018 and recorded on June 1, 2018 as Instrument Number 64441 in the real property records of SUTTON County, Texas, which contains a power of sale.

**Sale Information:** August 05, 2025, at 1:00 PM, or not later than three hours thereafter, at the front steps of the south side of the Sutton County Courthouse, facing Water 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 ERICA MURILLO AND JOSEPH MURILLO secures the repayment of a Note dated May 31, 2018 in the amount of \$151,515.00. 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.

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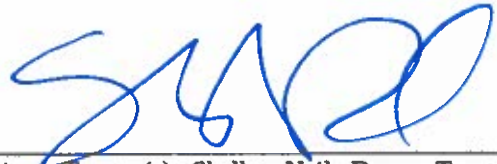
Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Amy Ortiz, Dylan Ruiz, Daniel McQuade, Vanna Ho, Zoey Fernandez, Zia Nail, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Dustin George

**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.**



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): Shelley Nail, Donna Trout,  
Zane Nail, Amy Ortiz, Dylan Ruiz, Daniel  
McQuade, Vanna Ho, Zoey Fernandez, Zia Nail,  
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, Shelley Nail, declare under penalty of perjury that on the 3 day of July, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SUTTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

## FIELD NOTES

11.456 Acres

November 13, 2014  
14-S-1679

Being an area of 11.456 acres of land comprised of 10.211 acres out of Survey 122, Abstract No. 1002 and 1.245 acres Survey 123, Abstract No. 334, Block B, H. E. & W. T. R. R. Co., Sutton County, Texas and said 11.456 acre tract being that certain called 11.42 acre tract described and recorded in Volume 330, Page 385, Official Public Records of Sutton County, Texas and said 11.456 acre tract being more particularly described by metes and bounds as follows:

Beginning at the southeast corner of this tract and said 11.42 acre tract in the center of County Road 104 (Bloodworth Road) and from which a 2" steel fence corner bears N. 00° 47' 11" E. 27.37 feet;

Thence with the center of said County Road 104 (Bloodworth Road) S. 85° 26' 02" W. 373.91 feet (Called S. 85° 24' 44" W. 349.9 feet) to angle point, N. 85° 28' 13" W. (Called S. 85° 28' 13" E.) 26.00 feet to the southwest corner of this tract and said 11.42 acre tract;

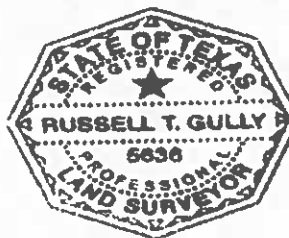
Thence N. 00° 46' 13" E. at 25.48 feet pass a 4" steel fence corner, at 149.7 feet (As Per Deed) pass the common line of said Survey 123 and 122, in all a total distance of 1255.30 feet to a 2" steel fence corner post found occupying the northwest corner of this tract and said 11.42 acre tract;

Thence N. 87° 20' 35" E. 399.30 feet (Called N. 87° 22' 10" E. 399.2 feet) to a 3" steel fence corner post found occupying the northeast corner of this tract and said 11.42 acre tract;

Thence S. 00° 47' 11" W. (Called S. 00° 45' 27" W.) at 1127.2 feet (As Per Deed) pass the common line of said Survey 122 and 123, at 1218.73 feet pass a 2" steel fence corner post found, in all a total distance of 1246.10 feet to the place of beginning and containing an area of 11.456 acres of land.

See Attached Plat of Survey.

  
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Russell T. Gully  
Registered Professional Land Surveyor No. 5636  
SKG Engineering, LLC  
Firm No. 10102400



# EXHIBIT "A"