

### NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:  
  
BEING LOT TWENTY-SEVEN (27), HIGH MEADOW ESTATES SUBDIVISION, SITUATED IN THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, ACCORDING TO SHEET 87-B(NPC) OF THE MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS
- Security Instrument:** Deed of Trust dated August 13, 2020 and recorded on August 26, 2020 as Instrument Number 207017 in the real property records of ATASCOSA County, Texas, which contains a power of sale.
- Sale Information:** June 02, 2026, at 12:00 PM, or not later than three hours thereafter, at the west porch to the Atascosa 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 FAYE A. SIPES AND JOHNNY R. SIPES secures the repayment of a Note dated August 13, 2020 in the amount of \$174,388.00. 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.

FILED 11:40 O'CLOCK A M  
THERESA CARRASCO COUNTRY CLERK

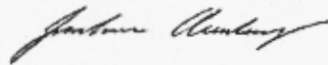
APR 16 2026

ATASCOSA COUNTY, TEXAS  
BY S. Olan DEPUTY

Substitute Trustee(s): Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Terri Martin, Aleena Litton, Daniel McQuade, Marcela Cantu, Lacreia Robinson, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Auction.com, LLC, Dustin George

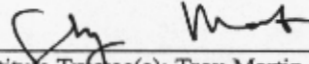
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**



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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



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Substitute Trustee(s): Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Terri Martin, Aleena Litton, Daniel McQuade, Marcela Cantu, Lacreia Robinson, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

I, Shelby Martin, declare under penalty of perjury that on the 16 day of April, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ATASCOSA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).