

Filed 28<sup>th</sup> day of March  
 in 2015, At 11:50 A M.  
**JODI MORGAN**  
 County Clerk, Milam County, Texas  
 By Melinda Corona  
 Deputy

24-236123

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> November 28, 2007	<b>Original Mortgagor/Grantor:</b> THOMAS Z. MONTELONGO AND STACY MONTELONGO
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP	<b>Current Beneficiary / Mortgagee:</b> FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2
<b>Recorded in:</b> <b>Volume:</b> 1061 <b>Page:</b> 401 <b>Instrument No:</b> 102997	<b>Property County:</b> MILAM
<b>Mortgage Servicer:</b> Select Portfolio Servicing	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$196,500.00, executed by THOMAS MONTELONGO and payable to the order of Lender.

**Property Address/Mailing Address:** 1645 COUNTY RD 460, THORNDALE, TX 76577

**Legal Description of Property to be Sold:** BEING 10.015 ACRES OF LAND OUT OF THE JAMES HANNUM SURVEY, ABSTRACT NO. 195, MILAM COUNTY, TEXAS, BEING PART OF A CALLED 10.000 ACRE TRACT DESCRIBED AS "PART B", AND PART OF A CALLED 10.000 ACRE TRACT DESCRIBED AS "PART C" IN A DEED TO TOMMY GEORGE ALEXANDER RECORDED IN VOLUME 777, PAGE 195 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS; SAID 10.015 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON PIPE FOUND IN THE WEST LINE OF MILAM COUNTY ROAD 460 (C.R. 480) FOR THE NORTHEAST CORNER OF PART "B", ALSO BEING THE SOUTHEAST CORNER OF A CALLED 10.000 ACRE TRACT DESCRIBED AS "PART A" IN A DEED TO WELDON SMITH AND MAURITA SMITH RECORDED IN VOLUME 787, PAGE 857 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, FROM WHICH A 3 INCH BRASS CAP IN CONCRETE FOUND AT THE SOUTHWEST INTERSECTION OF C.R. 460 AND C.R. 448, BEARS NORTH 18° 19' 52" WEST A DISTANCE OF 1745.26 FEET;

THENCE SOUTH 18° 19' 52" EAST, ALONG THE EAST LINE OF PART 'B' AND PART 'C', BEING ALSO THE WEST LINE OF C.R. 460, A DISTANCE OF 208.95 FEET PASS A ½ INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF PART 'B', BEING ALSO THE NORTHEAST CORNER OF PART 'C' AND CONTINUING FOR A TOTAL DISTANCE OF 417.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF PART 'C', BEING ALSO THE NORTHEAST CORNER OF A CALLED 41.75 ACRE TRACT DESCRIBED IN A DEED TO TED AND DIANA KANE RECORDED IN VOLUME 781, PAGE 401 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS;

THENCE SOUTH 71° 00' 17" WEST (RECORD SOUTH 71° WEST) ALONG THE SOUTH LINE OF THE PART 'C', BEING ALSO THE NORTH LINE OF THE 41.75 ACRE TRACT, A DISTANCE OF 1044.13 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "TXRPLS 5579" FOR THE SOUTHWEST



CORNER OF THIS DESCRIBED 10.015 ACRE;

THENCE LEAVING THE SOUTH LINE AND CROSSING PART 'C' AND PART 'B' RESPECTIVELY NORTH 18° 19' 52" WEST A DISTANCE OF 417.81 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED "TXRPLS 5579" IN THE NORTH LINE OF PART 'B', BEING ALSO THE SOUTH LINE OF PART 'A' FOR THE NORTHWEST CORNER OF THIS DESCRIBED 10.015 ACRE TRACT;

THENCE NORTH 71° 00' 00" EAST (RECORD NORTH 71° EAST) ALONG THE NORTH LINE OF PART 'B', BEING ALSO THE SOUTH LINE OF PART 'A', A DISTANCE OF 726.11 FEET PASS A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP, AND CONTINUING FOR A TOTAL DISTANCE OF 1044.13 FEET TO THE POINT OF BEGINNING

THIS PARCEL CONTAINS 10.015 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES HANNUM SURVEY, ABSTRACT NO. 195, MILAM COUNTY, TEXAS. DESCRIPTION MADE FROM AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION DURING MAY 2005. ALL BEARINGS ARE BASED ON THE NORTH LINE PART 'B', WHICH IS NORTH 71° 00' 00" EAST..

<b>Date of Sale:</b> May 6, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2*, the owner and holder of the Note, has requested Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/Mary Akapo

Mary Akapo

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24125990

marakapo@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

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Table with 2 columns and 4 rows containing mortgage details: Deed of Trust Date, Original Beneficiary, Recorded in, Mortgage Servicer, Original Mortgagor/Grantor, Current Beneficiary, Property County, and Mortgage Servicer's Address.

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/s/Mary Akapo

Mary Akapo

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24125990

[marakapo@raslg.com](mailto:marakapo@raslg.com)

Robertson, Anschutz, Schneid, Crane & Partners,

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