FILED 10/29/2026 9:25:19 AM FRCL-2026-8107 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

23TX373-0162
2606 CLEAR RIDGE DR, KINGWOOD, TX 77339

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT SIX HUNDRED NINETEEN (619), BLOCK NINETEEN (19), OF SHERWOOD TRAILS, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 345, PAGE 93 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 13, 2017 and recorded on September 22, 2017 as Instrument Number RP-2017-417642 in the real property records of HARRIS County, Texas, which contains a power of sale.

Sale Information: December 01, 2026, at 10:00 AM, or not later than three hours thereafter, at the Bayou City Event Center, located at 9401 Knight Road, Houston, Texas 77045, in the Magnolia South Ballroom, 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 LAURA SIMS NEGRI AND RICHARD NEGRI secures the repayment of a Note dated September 13, 2017 in the amount of $123,750.00. 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.

Court Order: A Home Equity Foreclosure Order was signed on 08/04/2025 in the 129th District Court of Harris County under Cause No. 202485986. A copy of the Order is attached hereto.

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): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Dana Dennen, Joshua Sanders, Cary Corenblum, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva, Nicole Durrett, Martin Beltran, 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.

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

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Dana Dennen, Joshua Sanders, Cary Corenblum, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva, Nicole Durrett, Martin Beltran, Auction.com, LLC, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Amar Sood, declare under penalty of perjury that on the 29 day of October, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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5/20/2025 3:45 PM
Marilyn Burgess - District Clerk Harris County
Envelope No. 101069764
By: Shanelle Taylor
Filed: 5/20/2025 3:45 PM

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CAUSE NO. 202485986

IN RE: ORDER FOR FORECLOSURE CONCERNING 2606 CLEAR RIDGE DR, KINGWOOD, TX 77339 UNDER TEX. R. CIV. PROC. 736	§	**IN THE DISTRICT COURT OF**
PETITIONER:	§	
FREEDOM MORTGAGE CORPORATION	§	**HARRIS COUNTY, TEXAS**
RESPONDENT(S):	§	
LAURA SIMS NEGRI AND RICHARD NEGRI	§	**129TH JUDICIAL DISTRICT**

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is:

LAURA SIMS NEGRI **2606 CLEAR RIDGE DR** **KINGWOOD, TX 77339**	**RICHARD NEGRI** **2606 CLEAR RIDGE DR** **KINGWOOD, TX 77339**

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 2606 CLEAR RIDGE DR, KINGWOOD, TX 77339, with the following legal description:

LOT SIX HUNDRED NINETEEN (619), BLOCK NINETEEN (19), OF SHERWOOD TRAILS, SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 345, PAGE 93 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

4. The lien sought to be foreclosed is indexed or recorded at Instrument Number RP-2017-417642 and recorded in the real property records of HARRIS County, Texas.

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5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*

7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this _____ day of _____, 20____.

Signed: 8/4/2025

JUDGE PRESIDING

Approved:

Dustin C. George
Texas Bar No. 24065287
dgeorge@mgs-legal.com
Jonathan Andring
Texas Bar No. 24094512
jandring@mgs-legal.com
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Attorneys for Petitioner

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