

23TX373-0602
421 COUNTY ROAD 44140, POWDERLY, TX 75473

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated May 18, 2021 and recorded on May 19, 2021 as Instrument Number 182052-2021 in the real property records of LAMAR County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 1:00 PM, or not later than three hours thereafter, at the east foyer, just inside the first floor east entrance to the Lamar County Courthouse located at 119 North Main Street, Paris, Texas, 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 KIMBERLY L. CRAWFORD AND CHRISTOPHER MICHAEL PATCHIN secures the repayment of a Note dated May 18, 2021 in the amount of \$270,000.00. 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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 28th DAY OF Dec, 2023.

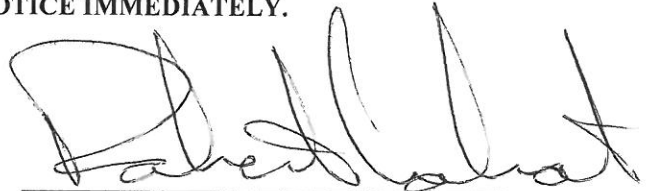
Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Ronald Byrd, Harriet Fletcher, Dustin George

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): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Ronald Byrd, Harriet Fletcher, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 28th day of December, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMAR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Robert LaMont, December 28, 2023

Field Notes – 7.45 Acres

Situated about 11.5 miles North 18° East from the City of Paris, in the County of Lamar, State of Texas, a part of the Robert Cravens Survey #166 and being all of a called 1.09 acre Tract One and a called 6.33 acre Tract Two conveyed to R.G. Cobb and Mary Cobb by deed recorded in Vol. 529, Page 342 of the Real Property Records of said County and State.

Beginning at a 3/8" iron pin found at the Northwest corner of the 6.33 acre tract and the South boundary line of a called 11.394 acre tract conveyed to Wayne K. Snelling by deed recorded in Doc.# 122080-2015 of the Official Public Records of said County and State and the Northerly Northeast corner of a called 8.939 acre tract conveyed to Harold W. Grayson and Linda Grayson by deed recorded in Doc.# 111885-2013 of said Official Public Records.

Thence S 89°18'55" E along a fence a distance of 1104.91' to a 3/8" iron pin found at the Northeast corner of the 6.33 acre tract and the Southeast corner of the 11.394 acre tract and being in the Northwesterly boundary line of County Road #44140;

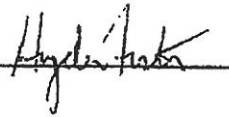
Thence along said County Road as follows: S 44°34'22" W a distance of 195.57' to a 3/8" (HF 5699) capped iron pin set; S 47°26'48" W a distance of 435.48' to a 3/8" (HF 5699) capped iron pin set; S 61°44'40" W a distance of 74.46' to a 3/8" iron pin found; S 71°26'24" W a distance of 29.00' to a wood post found at the Southerly Southwest corner of the 1.09 acre tract and a Southeast corner of the 6.33 acre tract and the most Easterly corner of the 8.939 acre tract;

Thence N 59°13'11" W a distance of 639.90' to a 1" iron bar found at the Southwest corner of the 6.33 acre tract and inside corner of the 8.939 acre tract;

Thence N 01°22'36" W along a fence a distance of 164.08' to the point of beginning and containing 7.45 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48277C0225C for Lamar County, Texas. Reference Bearing = the West boundary line of the 6.33 acres - North 1° West. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey Foster Land Surveying Firm #10010700. File #:200716

Hayden Foster



date 08/10/20

