

23TX373-0596
848 FARM RD 2121, PARIS, TX 75462

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated August 13, 2021 and recorded on August 16, 2021 as Instrument Number 185070-2021 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 ALBA BAILEY WHITE secures the repayment of a Note dated August 13, 2021 in the amount of \$206,196.00. 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.

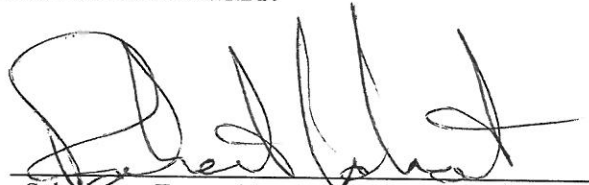
Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Ronald Byrd, Harriet Fletcher, Dustin George

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

EXHIBIT "A"

All that certain tract or parcel of land situated about 7.0 miles South 83.6° East from the City of Paris, in Lamar County, Texas; part of the Richard G. Miller Survey, Abstract No. 568, and being all of the called 1 acre tract of land described in a Deed to Daughtrey Properties, and recorded in Document 175047-2020, of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

Beginning at a ½" rebar (set) for a corner in a Northwest Line of FM Highway 2121, same being the Southeast corner of said 1 acre tract, and same also being the Northeast corner of the called 0.998 acre tract of land described in a Deed to Lowell Gillie, et ux., and recorded in Volume 408, Page 106, of the Real Property Records of Lamar County;

Thence N 88° 07' 55" W with the South Line of said 1 acre tract and with the North Line of said 0.998 acre tract, a distance of 252.669', to a spike nail (set) for a corner in the top and center of a 12" bois d'arc fence corner post, same being the Southwest corner of said 1 acre tract, same being the Northwest corner of said 0.998 acre tract, same being the Northeast corner of a called 34.71 acre tract of land described in a Deed to Michael Blackburn, and recorded in Document 141002-2017, of the Official Public Records of Lamar County, and same also being a Southwest corner of a called 200.03 acre (net) tract of land described in a Deed to B & B Farm Partnership, and recorded in Volume 821, Page 331, of the Real Property Records of Lamar County;

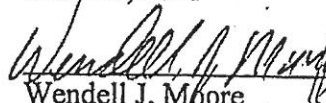
Thence N 02° 55' 11" E with the West Line of said 1 acre tract and with an East Line of said 200.03 acre tract, a distance of 139.082', to a spike nail (set) for a corner in the top and center of a 24" bois d'arc fence corner post, same being the Northwest corner of said 1.0 acre tract, and same also being an inside corner of said 200.03 acre tract;

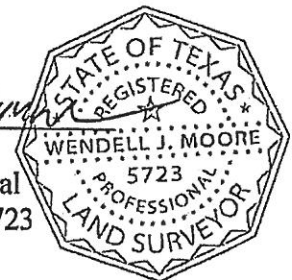
Thence N 90° 00' 00" E with the North Line of said 1 acre tract and with a South Line of said 200.03 acre tract, a distance of 354.608', to a spike nail (set) for a corner in the top and center of a 24" bois d'arc fence corner post, same being in a Northwest Line of said FM Highway, same being the Northeast corner of said 1 acre tract, and same also being a Southeast corner of said 200.03 acre tract;

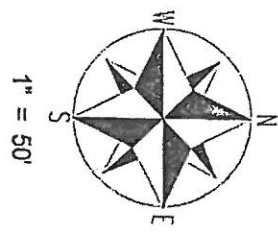
Thence S 36° 33' 13" W with the Southeast Line of said 1 acre tract and with a Northwest Line of said FM Highway, a distance of 183.291, to the *Place of Beginning* and containing 1.003 acres of land.

The bearings recited herein are based upon the North Line of said 1 acre tract, being East-West. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed June 30, 2021.

June 30, 2021


Wendell J. Moore
Registered Professional
Land Surveyor No. 5723



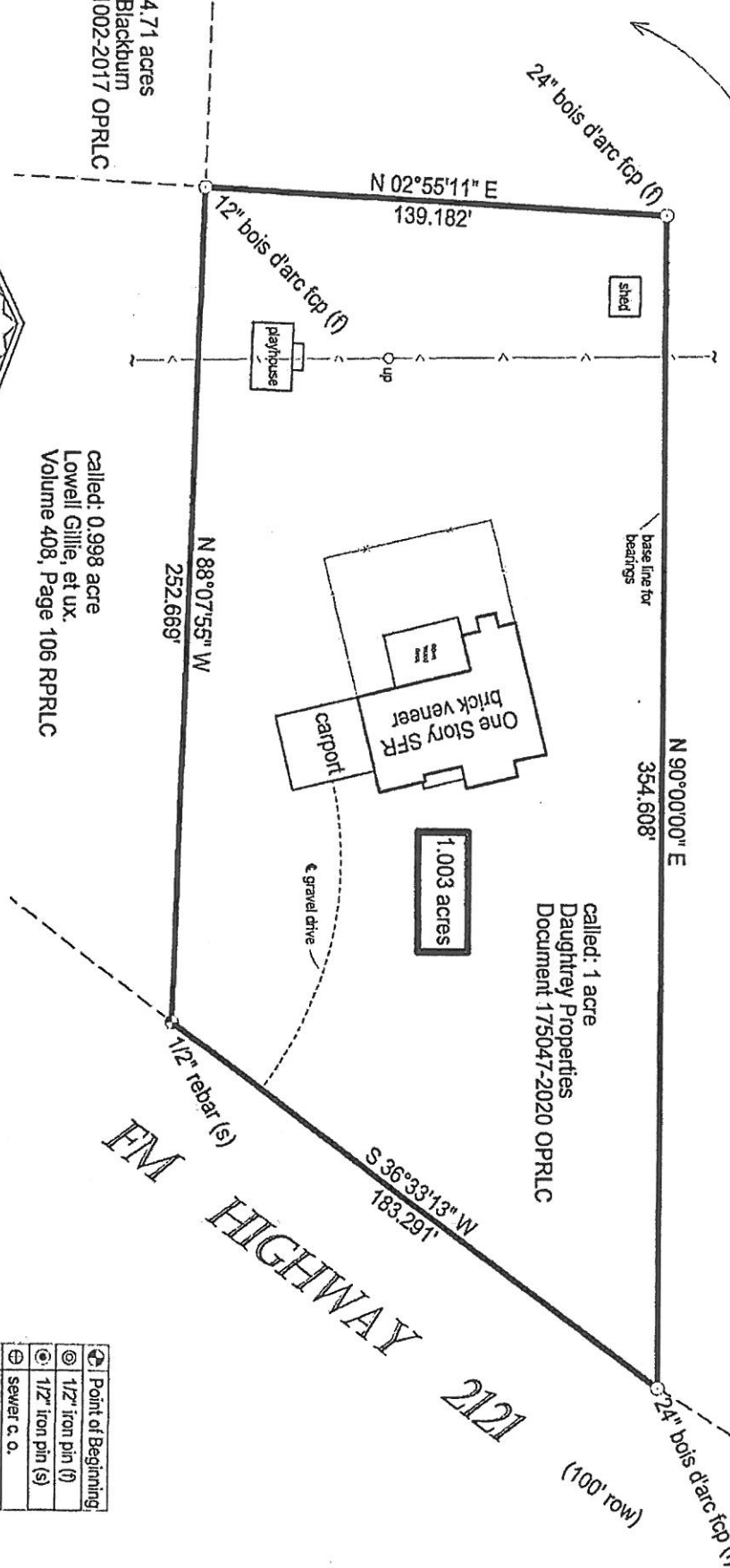


Plat and Field Notes from a survey of a 1.003 acre tract of land out of the Richard G. Miller Survey, Abstract No. 568, in Lamar County, Texas.

called: 200.03 acres (net)
B & B Farm Partnership
Volume 821, Page 331 RPRLC

called: 1 acre
Daughtrey Properties
Document 175047-2020 OPRLC

EXHIBIT "A"



called: 34.71 acres
Michael Blackburn
Doc. 141002-2017 OPRLC

called: 0.998 acre
Lowell Gillie, et ux.
Volume 408, Page 106 RPRLC

June 30, 2021
Wendell J. Moore
Registered Professional
Land Surveyor No. 5723



⊕	Point of Beginning
⊙	1/2" Iron pin (f)
⊙	1/2" Iron pin (s)
⊖	sewer c. o.
⊕	water meter
⊕	telephone
⊕	transformer
⊕	utility pole
⊕	conc. monument
⊕	meander