

25TX373-0145
600 DAILY ST, JASPER, TX 75951

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated June 29, 2022 and recorded on July 1, 2022 as Instrument Number 308932 in the real property records of JASPER County, Texas, which contains a power of sale.

Sale Information: May 06, 2025, at 10:00 AM, or not later than three hours thereafter, at the south door of the Jasper 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 RICHARD ANDREWS secures the repayment of a Note dated June 29, 2022 in the amount of \$238,870.00. 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.

HOLLY THOMAS, COUNTY CLERK
JASPER COUNTY, TEXAS

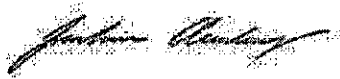
FILED MAR 27 2025

By 
DEPUTY

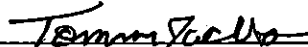
Substitute Trustee(s): Margie Allen, Kyle Barclay, Angie Brooks, Tommy Jackson, Keata Smith, Stephanie Hernandez, Reid Ruple, Amy Oian, Kathleen Adkins, Evan Press, Michael Kolak, Angelia Brooks, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Glinda Cole, Angie Smith, 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): Margie Allen, Kyle Barclay, Angie Brooks, Tommy Jackson, Keata Smith, Stephanie Hernandez, Reid Ruple, Amy Oian, Kathleen Adkins, Evan Press, Michael Kolak, Angelia Brooks, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Glinda Cole, Angie Smith, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 27 day of March, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of JASPER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

2 QUIN

Land Surveying Co.

LEGAL DESCRIPTION

**JAMES CONN SURVEY;
ABSTRACT NO. 8**

JASPER COUNTY, TEXAS

0.633 OF AN ACRE

**SHADY ACRES SUBDIVISION
LOT 5 AND PART OF LOT 4**

BEING a 0.633 of an acre tract of land out of the James Conn Survey, Abstract No. 8, Jasper County, Texas, and being all of the called 0.632 of an acre tract of land as described in Warranty Deed With Vendor's Lien dated August 16, 2012, from T. Alan Hart to Dusty S. Taff and Lyndi J. Taff and recorded in Volume 944, Page 318 of the Official Public Records of Jasper County, Texas, the said 0.633 of an acre further being all of Lot 5 and part of Lot 4 of Shady Acres Subdivision, an unrecorded subdivision, and is more particularly described as follows:

BEGINNING at a concrete monument found in the southerly margin of Dally Street (sometimes called Dally Street) at the intersection of the westerly margin of F.M. Highway 252 for the northeast corner of the above referenced 0.632 of an acre tract of land, same being the northeast corner of the above referenced Lot 5;

THENCE, with the easterly line of the above referenced 0.632 of an acre tract of land and traversing with the westerly margin of F.M. Highway 252 as follows:

- 1) S 02°51'11" E, a distance of 1.70 feet to a State of Texas highway right-of-way monument found;
- 2) S 09°02'56" W, a distance of 125.59 feet to a 1/2" iron rod found for the southeasterly corner of the said 0.632 of an acre tract of land, same being the southeasterly corner of the above referenced Lot 4;

THENCE N 86°06'25" W, with a portion of the southerly line of the above referenced 0.632 of an acre tract of land, a distance of 127.08 feet to a 1/2" iron rod at the southwesterly corner of the above referenced Lot 5 and the southeasterly corner of the above referenced Lot 4;

THENCE N 86°15'07" W, continuing with a portion of the southerly line of the above referenced 0.632 of an acre tract of land, a distance of 69.99 feet to a point in the southwesterly portion of a utility pole for the southwesterly corner of the said 0.632 of an acre tract of land;

THENCE N 09°38'40" E, with the westerly line of the above referenced 0.632 of an acre tract of land and severing the above referenced Lot 4, a distance of 155.68 feet to a 1/2" galvanized pipe found in the southerly margin of Dally Street for the northwesterly corner of the said 0.632 of an acre tract of land;

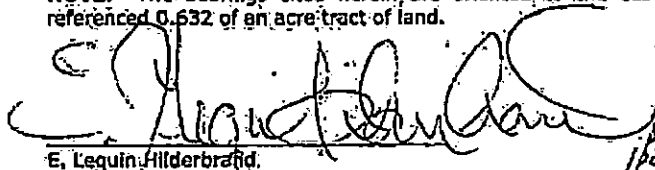
THENCE S 77°27'59" E, with a portion of the northerly line of the above referenced 0.632 of an acre tract of land and traversing with the southerly margin of Dally Street, a distance of 70.45 feet to a concrete monument found for the angle point in the northerly line of the said 0.632 of an acre tract of land, same being the northeasterly corner of the above referenced Lot 4 and the northwesterly corner of the above referenced Lot 5, from which concrete monument a 1/2" iron rod found in an erroneous location bears N 05°35'59" W, a distance of 0.70 of a foot;

145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122

E-Mail: QuinSurveying@nwcable.net
Website: quinsurveying.com

THENCE S 78°03'54" E, continuing with a portion of the northerly line of the above referenced 0.632 of an acre tract of land and still traversing with the southerly margin of Daily Street, a distance of 124.13 feet to the POINT OF BEGINNING, and containing within these bounds an area of 0.633 of an acre of land.

NOTE: The bearings cited herein are oriented to the easterly line of the above referenced 0.632 of an acre tract of land.


E. Lequin Hilderbrand
RPLS No. 4922
Surveyed July 6, 2017



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Jasper, Texas 75951
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