FILED FOR RECORD

2022 NOV 29 PM 3:26

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY

22TX373-0421
3426 LEATHERWOOD DR, KOUNTZE, TX 77625

NOTICE OF FORECLOSURE SALE

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

BEING LOT 47A, BEAUMONT COLONY CENTRAL, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 237A AND BEING A REPLAT OF LOT 47, BEAUMONT COLONY CENTRAL IN VOLUME 3, PAGE 89, PLAT RECORDS, HARDIN COUNTY, TEXAS.

Security Instrument: Deed of Trust dated August 14, 2020 and recorded on August 25, 2020 as Instrument Number 2020-106965 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: January 03, 2023, at 11:00 AM, or not later than three hours thereafter, at the Commissioner`s Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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 BEAU COURTS secures the repayment of a Note dated August 14, 2020 in the amount of $176,641.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, 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.

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
5601 Democracy Drive, Suite 265
Plano, TX 75024

Margie Allen

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Margie Allen, declare under penalty of perjury that on the 29 day of November, 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).