

2022 APR -7 PM 3: 15

22TX373-0288  
940 PRAIRIE ST, COLUMBUS, TX 78934

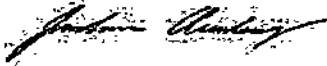
KIMBERLY MENKIN  
COUNTY CLERK

**NOTICE OF FORECLOSURE SALE**

- Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated May 28, 2011 and recorded on June 10, 2011 as Instrument Number 2963 in the real property records of COLORADO County, Texas, which contains a power of sale.
- Sale Information:** May 03, 2022, at 10:00 AM, or not later than three hours thereafter, at the foyer, inside the main entrance, of the Colorado County Annex Building, 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 JACK DORWIN MOORE secures the repayment of a Note dated May 28, 2011 in the amount of \$72,939.00. 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.

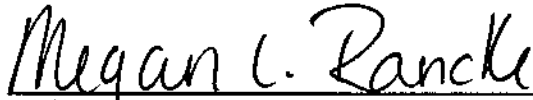
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**



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Miller, George & Suggs, PLLC  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024



Substitute Trustee(s): Megan Randle, Ebbie Murphy, Aarti Patel, Kristopher Holub, Patrick Zwiers, Julian Perrine, Katherine Adkins, Amy Oian, Megan L. Randle and Auction.com employees, including but not limited to those listed herein  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

**Certificate of Posting**

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of COLORADO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

FIELD NOTES of a survey of a 0.252 acre tract of land out of original Lot 4 of Block 60 in the City of Columbus, Colorado County, Texas. Said 0.252 acre tract being that same property described in a deed dated September 14, 2006 to August J. Gold, recorded in Volume 538, Page 812, of the Official Records of Colorado County, Texas for which reference is made and the said 0.252 acre tract being described by metes and bounds as follows, TO-WIT:

**BEGINNING** at a 1 inch iron pipe found in the West line of Prairie Street (59.44' R.O.W.) for the Northeast corner of the herein described tract, said corner being also the apparent Southeast corner of a called 0.750 acre tract described in a deed to Daniel J. Berger, Volume 239, Page 221, Colorado County Deed Records;

**THENCE** S 00° 10' 40" W a distance of 67.17 feet (called South 67.16') with the West line of Prairie Street, same being the East line of the herein described tract to a 5/8 inch iron rod set (capped Frank Surveying) for the Southeast corner of the herein described tract, same being in the North margin of a gravel road of which a railroad right of way lies South of said road;

**THENCE** S 89° 38' 03" W a distance of 158.24 feet (Called S 89° 40' 04" W - 158.24') with the South line of the herein described tract, same being the North margin of said gravel road to a 1 inch iron pipe found for the Southwest corner of the herein described tract, said

corner being also the Southeast corner of a called 0.300 acre tract described in a deed to Victor Gerik, Volume 383, Page 38, Colorado County Deed Records;

**THENCE** N 00° 34' 44" W a distance of 72.16 feet (called N 00° 20' 39" W - 71.98') with the West line of the herein described tract, same being the East line of the said 0.300 acre tract to a 1 inch Iron pipe found for the Northwest corner of the herein described tract, same being the Northeast corner of the said Gerik tract and being also in the South line of the said Berger tract;

**THENCE** with the North line of the herein described tract, same being the South line of the said Berger tract, the following:

- N 88° 33' 24" E a distance of 48.09 feet (called N 88° 27' 41" E - 47.57') to a 1 inch Iron pipe found for corner,
- S 00° 07' 06" W a distance of 4.98 feet (called S 01° 10' 32" W - 4.98') to a 1 inch iron pipe found for an interior corner of the herein described tract;
- S 89° 53' 18" E a distance of 111.11 feet (called S 89° 53' 18" E - 111.02') to the PLACE OF BEGINNING, containing 0.252 acre of land.