



NOTICE OF FORECLOSURE SALE

1. Property to be sold. The property to be sold is described as follows:

A tract of land, being the south 90.0 feet of Lot 2, Block 1, Pearson-Brownlee Addition to the City of Perryton, Ochiltree County, Texas, described by metes and bounds as follows:

BEGINNING at a ½" iron pipe the southwest corner of said Lot 2, Block 1, Pearson-Brownlee Addition and the southwest corner of this tract,

THENCE southeasterly along the south line of said Lot 2, a distance of 110.0 feet to a ½" iron pipe the southeast corner of the said Lot 2 and this tract,

THENCE northeasterly along the east line of the said Lot 2, being along a curve with a radius of 1050.0 feet a distance of 100.5 feet to a ½" iron rod the northeast corner of this tract,

THENCE northwesterly a distance of 110.0 feet to a ½" iron rod in the west line of the said Lot 2 and east right of way line of Colgate Street said point being 90.0 feet northeasterly along the said Lot 2 west line from the southwest corner of said Lot 2,

THENCE southwesterly along the said west line of Lot 2 and a curve with a radius of 940.0 feet, a distance of 90 feet to the point of BEGINNING.

Together with all improvements, fixtures and appurtenances thereto.
The street address of this property is 1907 Colgate Dr., Perryton, Texas 79070.

2. Instrument to be foreclosed is an Abstract of Judgment dated July 17, 2018 and recorded at 2018-1538 in the Official Public Records of Ochiltree County, Texas in the amount of \$30,000.00 with interest at 6 percent per year compounded annually from the date the judgment is signed until paid.
3. Date, Time and Place of Sale: The sale is scheduled to be held at the following date, time and place:
Date: December 6, 2022.
Time: The sale of the property will be between the hours of 10:00 AM and 4:00 PM local time,
Place: Steps to the west entrance to the Ochiltree County Courthouse, 511 S. Main, Perryton, Ochiltree County, Texas or at any other location designated by the County Commissioners of said County.
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Except owner of judgment's bid may be by credit against the indebtedness secured by judgment lien.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately following the sale

The property will be sold "as is, where is", without any warranties, express or implied. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

5. This sale is being conducted by the Receiver of the above described property.

EXECUTED this 10th day of November, 2022.

Tom Slaughter, Receiver

By: _____

