

TS No TX07000173-16-1

APN R12085

TO No 160229850

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Lori Garner, Sheryl LaMont, Robert LaMont, David Sims,
Harriett Fletcher, Allan Johnston, Sharon St. Pierre
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 28, 2009, FOY BUFORD LAGRONE AND IRENE LAGRONE, HUSBAND AND WIFE AS COMMUNITY PROPERTY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES & ASSOCIATES P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for ALACRITY LENDING COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$92,592.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on September 24, 2009 as Document No. 00094182 in Book 1322, on Page 581 and that said Deed of Trust was modified by Modification Agreement and recorded April 16, 2010 as Instrument Number 00101419 in Book 1337, on Page 508 in Limestone County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 1, 2016 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Limestone County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.** The Deed of



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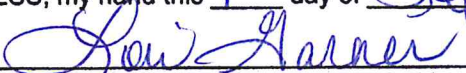
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Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 1st day of September 2016


By: Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A – LEGAL DESCRIPTION

Being all of that certain herein described 6.072 acre, lot, tract or parcel of land, being the in the George Gentry Survey, Abstract No. 212, Limestone County, Texas, and being the North portion of a called 12.20 acre tract described in Correction Deed, dated January 28, 2003 from Foy B LaGrone and Irene LaGrone, husband and wife to Stephen A. Koller, as his separate property and estate, and Michael Gene LaGrone, Sr., as his separate property and estate, recorded in Volume 1103, Page 373, Deed Records of Limestone County, Texas. Said herein described 6.072 acre tract being more particularly described by metes and bounds as follows:

Beginning at a Found 3/8 inch iron rod at the Northeast corner of the herein described 6.072 acre tract, said point also being the Northeast corner of the above mentioned called 12.20 acre tract. Said Found 3/8 inch iron rod being the said Point of Beginning of the herein described 6.072 acre tract;

Thence South 30 degrees 27 minutes 00 seconds East, (Basis of Bearing), with the East line of the herein described 6.072 acre tract and the East line of the above mentioned called 12.20 acre tract, a distance of 524.59 feet to a Set 1/2 inch iron rod with a orange plastic cap stamped "YARGER 5854", said point being the Southeast corner of the herein described 6.072 acre tract;

Thence South 78 degrees 28 minutes 19 seconds West, with the South line of the herein described 6.072 acre tract, a distance of 897.04 feet, to a Set Railroad Spike in a gravel road on the East line of the Southern Pacific Railroad, said point being the called Southwest corner of the herein described 6.072 acre tract;

Thence North 19 degrees 16 minutes 14 seconds East, with the West line of the herein described 6.072 acre tract and East line of said Railroad a distance of 248.19 feet to a Found 5/8 inch iron rod for corner at the intersection of the East line of said railroad and the southeasterly line of County Road No. 723 for the Northwest corner of the herein described 6.072 acre tract;

Thence North 76 degrees 30 minutes 00 seconds East, with the a North line of the herein described 6.072 acre tract along the Southeasterly line of said County Road 723, a distance of 163.78 feet, (called 165.00 feet), to a Set 1/2 inch iron rod with a Orange plastic cap stamped "YARGER 5854", for corner of the herein described 6.072 acre tract;

Thence North 28 degrees 01 minutes 00 seconds East, with the a Northwesterly line of the herein described 6.072 acre tract along the Southeasterly line of said County Road 723, a distance of 218.65 feet, to a Railroad Tie Fence Corner Post, for corner of the herein described 6.072 acre tract

Thence North 58 degrees 20 minutes 52 seconds East, with a North line of the herein described 6.072 acre tract, a distance of 316.26 feet, to the said Point of Beginning and containing 6.072 acres of land more or less.

Filed for Record in:
Limestone County

On: Sep 01, 2016 at 09:54A

By: Delores Crabb

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Sep 01, 2016

Peggy Beck, County Clerk
Limestone County