

FILED FOR RECORD
2019 AUG 22 AM 10:56

GLENDAL ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Betty Johnson*

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000210-19-1

APN 000257-000600

TO No 1116000

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 31, 2017, MICHAEL STAFFORD JOINED HEREIN PROFORMA BY SPOUSE, SHEILA STAFFORD as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for ACADEMY MORTGAGE CORPORATION, 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 \$147,283.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on March 31, 2017 as Document No. 2017-73256 in Hardin 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**

APN 000257-000600

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 **Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs, Vanessa McHaney** 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.

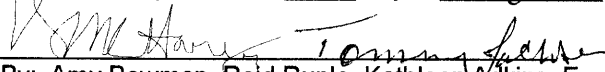
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Hardin 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: **Hardin County Courthouse, 300 Monroe, Kountze, TX 77625, or in the area designated by the Commissioner's Court.**

The Deed of 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 19 day of August, 2019.


By: Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs, Vanessa McHaney
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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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

Field note description of a 0.687 acre tract situated in the Hardin County School Survey, Abstract 257, Hardin County, Texas and being the remainder of a tract described in a deed to W. M. Hutto recorded in Volume 91 Page 330 Hardin County Deed Records (HCDR). The 0.687 acre tract being the tract conveyed to Larry Eugene Parker by deed recorded in Volume 634 Page 343 HCDR. The 0.687 acre tract being more particularly described as follows:

Bearings are based on the most easterly west line of the Udine Pounds called 0.648 acre tract described in Volume 553 Page 41 HCDR, called N 02 deg 16' 25" W.

Beginning at a ¼" pipe found within the right of way of Neushafer Road (a county road) and on the east right of way of the old Southern Pacific rail road easement described in Volume L Page 290 HCDR, now the east line of the State of Texas tract described in Volume 1032 Page 69 Official Public Records Hardin County, for the southwest corner of said Hutto tract, a found 3/8" pipe Bears N 15 deg 44' 46" W 120.31 feet;

Thence with the east line of said State of Texas tract, east right of way of said rail road and a curve to the right, at 5.2 feet leave said county road (based on a 30 feet ROW) and a total arc distance of 139.10 feet to a ½" iron rod set for corner, said curve having a radius of 5629.59 feet and a chord of N 07 deg 59' 40" W 139.10 feet;

Thence N 85 deg 21' 30" E 214.64 feet to a concrete monument stamped NW COR A C RICHMOND found for the most southerly southwest corner of the Udine Pounds called 0.648 acre tract described in Volume 553 Page 41 HCDR and northwest corner of a called 1 acre tract described in Volume 787 Page 740 HCDR, a 5/8" iron rod found for an interior corner of said pounds tract Bears N 02 deg 16' 25" W 28.67 feet and a ¾" pipe found in the north line of said Hutto tract Bears N 85 deg 21' 30" E 429.2 feet;

Thence S 04 deg 38' 30" E 144.93 feet with the west line of said 1 acre tract and west line of a called ½ acre tract described in Volume 241 Page 508 HCDR to a ¼" iron rod set in the most westerly south line of said Hutto tract for the southwest corner of said ½ acre tract, a found rail road iron Bears S 74 deg 59' 00" E 204.26 feet;

Thence S 87 deg 02' 30" W with the most westerly south line of said Hutto tract, at 179.6 feet enter said county road and a total distance of 206.60 feet to the Place of Beginning containing 0.687 acre of land more or less.