

FILED FOR RECORD
IN MY OFFICE

AT 1:25 O'CLOCK P. M.

SEP 06 2018

RECORDING REQUESTED BY:

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS

BY P. Woodard DEPUTY

WHEN RECORDED MAIL TO:

Sheryl LaMont, Robert LaMont, David Sims, Sharon St.
Pierre, Harriett Fletcher, Patrick Zwiers, Darla Boettcher,
Shawn Schiller, Allan Johnston, Ronnie Hubbard, Aurora
Campos, Jonathan Harrison, Dana Kamin, Lisa Bruno,
Meryl Olsen, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX12000005-18-1

APN 44531

TO No 180368175-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 24, 2014, STEVEN A. BRYANT, A MARRIED MAN, KORTNEY D. BRYANT as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROBERT FRAPPIER, TRUSTEE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for CENTURY 21 MORTGAGE, 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 \$90,816.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on June 25, 2014 as Document No. 183915 in Book OR Volume 1784, on Page 427 and an Affidavit of Scrivener's Error recorded on July 23, 2014 as Instrument No. 184619 in Book OR Volume 1789, on Page 89 in Panola 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 44531

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 **Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Patrick Zwiers, Darla Boettcher, Shawn Schiller, Allan Johnston, Ronnie Hubbard, Aurora Campos, Jonathan Harrison, Dana Kamin, Lisa Bruno, Meryl Olsen, 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, October 2, 2018 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 Panola 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: **Panola County Courthouse, 110 S. Sycamore, Cathage, TX 75633.**

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 30 day of August, 2018.

VMcHaney

By: Sheryl LaMont Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Patrick Zwiers, Darla Boettcher, Shawn Schiller, Allan Johnston, Ronnie Hubbard, Aurora Campos, Jonathan Harrison, Dana Kamin, Lisa Bruno, Meryl Olsen, 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.

TS No TX12000005-18-1

APN 44531

TO No 180368175-TX-RWI

EXHIBIT "A"

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

FIELD NOTES OF 0.729 ACRE OF LAND

Being 0.729 acre of land situated in the Daniel Tuttle Survey, A-662, Panola County, Texas, a part of that certain 3.0 acres tract of land described in deed from J. Lloyd Woods to Marty C. Johnson and Renada N. Johnson, recorded in Vol. 1248, Pg. 710, of the Official Public Records, Panola County, Texas (OPRPCT), and being more particularly described as follows:

BEGINNING at a 3/8" steel rebar set on the south side of an east-west fence, in the east right-of-way (ROW) line of Farm To Market Road 31 (FM 31) for the SW Corner of the Richard E. Neal, et ux, 11.134 acres tract (Deed Reference: Vol. 1104, Pg. 451, OPRPCT), same being the NW Corner of the said 3.0 acres tract and the NW Corner of this tract;

THENCE: S 88 deg 06' 06" E, generally along the said east-west fence, 122.00 feet, to a 3/8" steel rebar set at the base of a 4" wood fence post for angle point in the occupied north line of the said 3.0 acres tract;

THENCE: S 89 deg 50' 39" E, continuing with the said occupied north line of the 3.0 acres tract, 88.49 feet, to a 3/8" steel rebar set for the NE Corner of this tract;

THENCE: S 09 deg 05' 53" E, across the said 3.0 acres tract, 136.25 feet, to a 3/8" steel rebar set in a north-south fence for the SE Corner of this tract;

THENCE: S 74 deg 49' 00" W, across the said 3.0 acres tract, 179.79 feet, to a 3/8" steel rebar set in the said east ROW line of FM 31 for the SW Corner of this tract, and being N 18 deg 58' 25" W, 156.41 feet, from the SW Corner of the 3.0 acres tract;

THENCE: N 18 deg 58' 25" W, with and along the said ROW line, 89.38 feet, to a 3/8" steel rebar set at the beginning of a curve;

THENCE: With and along the said east ROW line of FM 31, a curve to the right having a radius of 1077.72 feet, an arc length of 105.60 feet, and a chord which bears N 16 deg 10' 00" W, 105.66 feet, to the POINT OF BEGINNING and containing 0.729 acre of land.

SURVEYOR'S CERTIFICATE

I, Gary E. Blackaller, Registered Professional Land Surveyor No. 4445, do hereby certify that the above field notes and attached plat correctly represent the results of a survey made on the ground by personnel under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey and does not include a determination of flood zone boundaries.

Witness my Hand and Official Seal, this 6th day of June, 2014.