

TS No TX07000012-17-1

APN 00012-09137-00000-000000

TO No 170001311-TX-RWI

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Mar 31, 2017 AT 11:06A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 140783
By: Charlotte McCarthy, Deputy

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 30, 2013, JEREMY LEHMAN, AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES LAW FIRM, P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for R.H. LENDING, INC., 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 \$81,005.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on May 31, 2013 as Document No. 01302224 in Book 01607, on Page 00492 in Freestone 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, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton** 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 **First Guaranty 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, June 6, 2017 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 Freestone 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 STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE, Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840.**



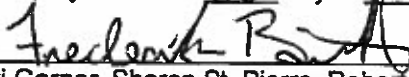

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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty Mortgage Corporation's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and First Guaranty 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 30th day of March, 2017

 
By: Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton
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.

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EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION

EXHIBIT A – LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION FOR 1.29 OF ACRES OF LAND

Being 1.29 acres of land situated in the R. Gainer Survey, Abstract No. 12, Freestone County, Texas, being all of that certain called 1.36 acre tract of land, described in a deed from D. Jason Myers to Edward E. Hoffman and wife, Sharon A. Hoffman, dated April 7, 2003, and recorded in Volume 1232, Page 154, of the Deed Records of Freestone County, Texas, said 1.29 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (found) at the most easterly southeast corner of the above mentioned 1.36 acre tract, being on the north boundary line of a certain tract, described in a deed to Richard Alan George, recorded in Volume 1227, Page 202, and being on the west right-of-way of Oak Street;

THENCE North 87° 03' 25" West, for a distance of 132.90 feet, with the north boundary line of above mentioned George tract, to a ½" iron rod (found) for an ell corner of the said 1.36 acre tract, and being the northwest corner of the said George tract;

THENCE South 06° 56' 25" West, for a distance of 149.30 feet, with the west boundary line of the said George tract, to a 1" iron pipe (found) for the most southerly southeast corner of the said 1.36 acre tract, being the southwest corner of the said George tract, and being the northeast corner of a certain called 0.50 acre tract (Tract Two), described in a deed to Artis Jones, recorded in Volume 851, Page 710;

THENCE South 88° 40' 09" West, for a distance of 195.95 feet, with the north boundary line of the above mentioned 0.50 acre tract, to a 1" iron pipe (found) for the southwest corner of the said 1.36 acre tract, being the northwest corner of the said 0.50 acre tract, and being on the east boundary line of a certain called 2.06 acre tract, described in a deed to Tommy D. Glick, recorded in Volume 1563, Page 169;

THENCE North 02° 23' 05" East, for a distance of 129.57 feet, with the east boundary line of the above mentioned 2.06 acre tract, to a ½" iron rod (found) for the most westerly northwest corner of the said 1.36 acre tract, and being the southwest corner of a certain called 0.23 acre tract, described in a deed to the City of Fairfield, recorded in Volume 924, Page 252;

THENCE South 87° 15' 21" East, for a distance of 100.15 feet, with the south boundary line of the above mentioned 0.23 acre tract, to a ½" iron rod (found) for an ell corner of the said 1.36 acre tract, and being the southeast corner of the said 0.23 acre tract;

THENCE North 02° 47' 51" East, for a distance of 107.78 feet, with the east boundary line of the said 0.23 acre tract, to a ½" iron rod (found) for an ell corner of the said 1.36 acre tract, being the northeast corner of the said 0.23 acre tract, and being on the south boundary line of a certain called 1.0 acre tract, described in a deed to Artis Jones, recorded in Volume 1346, Page 251;

THENCE North 88° 22' 04" East, for a distance of 29.63 feet, with the south boundary line of the above mentioned 1.0 acre tract, to a ½" iron rod (found) for an ell corner of the said 1.36 acre tract, and being the most southerly southeast corner of the said 1.0 acre tract;

THENCE North 01° 41' 31" West, for a distance of 41.16 feet, with an east boundary line of the said 1.0 acre tract, to a ½" iron rod (found) for the most northerly northwest corner of the said 1.36 acre tract, and being an ell corner of the said 1.0 acre tract;

THENCE South 88° 05' 58" East, for a distance of 224.24 feet, with the south boundary line of the said 1.0 acre tract, to a 1" iron pipe (found) for the northeast corner of the said 1.36 acre tract, being the southeast corner of the said 1.0 acre tract, and being in the west right-of-way of Oak Street;

THENCE South 07° 47' 17" West, for a distance of 122.04 feet, with the east boundary line of said 1.36 acre tract, and the west right-of-way of Oak Street, back to the place of beginning, and containing 1.29 acres of land.