

FILED FOR RECORD
IN MY OFFICE

AT 11:55 O'CLOCK A M

RECORDING REQUESTED BY:

DEC 27 2018

WHEN RECORDED MAIL TO:

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

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY G Goldman DEPUTY

TS No TX06000026-17-2

APN 10239

TO No 180574451-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on January 26, 2012, ROBIN CLAYTON SANDERS, UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of NETWORK NATIONAL TITLE, INC. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC as nominee for AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS 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 \$61,044.00 payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on February 3, 2012 as Document No. 164891 in Book OR Volume 1660, on Page 117 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 10239

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, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen** 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, February 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 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 21 day of December, 2018.

Aurora Campos
By: Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen
Substitute Trustee(s)

Sheryl LaMont 12-27-18
Sheryl LaMont

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"

A 0.487-acre lot, tract or parcel of land situated in the ADOLPHUS MOORMAN Survey, Abstract No. 427, Panola County, Texas, and being all of that certain 0.487-acre tract of land conveyed to Clifford McCormick, and recorded in Volume 813, Page 184 of the Deed Records of Panola County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the easterly right-of-way line of South Gaston Street, the southwest corner of a 0.386-acre tract of land conveyed to D. M. Manshack, et ux, in Volume 482, Page 41 of said Records and the northwest corner hereof;

THENCE N 70° 32' 26" E with the common line of said 0.386-acre tract and the herein described tract of land a distance of 210.00 feet to a 1/2-inch iron rod found in westerly line of a 2.78-acre residue tract conveyed to Roselyn Bagwell in Volume 1000, Page 368 of the Official Public Records of said County, the southeast corner of said 0.385-acre tract and the northeast corner hereof;

THENCE S 20° 00' 00" E with the common line of said 2.78-acre residue tract and the herein described tract of land a distance of 101.00 feet to a 1/2-inch iron rod found in the north line of a 11-acre residue tract of land conveyed to Roselyn Bagwell in Volume 1000 Page 368 of said Official Public Records and the southeast corner hereof;

THENCE S 70° 32' 26" W in part with the common line of said 11-acre tract, and a 2-acre residue tract of land and the herein described tract of land a distance of 210.00 feet to a 1/2-inch iron rod found in the easterly right-of-way line of South Gaston Street and the southwest corner hereof;

THENCE N 20° 00' 00" W with the easterly right-of-way line of South Gaston Street a distance of 101.00 feet to the Point of Beginning having an area of 0.487-acres.

Said tract of land shown as Lot 10, Block 111 of the City of Carthage and shown by Plat of said City recorded in Volume 3, Page 396 of the Plat Records of Panola County, Texas.

Parcel # 10239