

AT 9 FILED O'CLOCK A M

SEP 15 2016

Carlene Simpson
COUNTY CLERK, CORYELL CO., TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000052-16-1

APN 105799

TO No 160181375-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 14, 2015, TERRY L. NOLT AND HEATHER J. NOLT, HUSBAND AND WIFE. as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CALVIN C. MANN, JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FREEDOM 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 \$137,257.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on April 23, 2015 as Document No. 279552 in Coryell 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 105799

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 Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer 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, December 6, 2016 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 Coryell 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 NORTH DOOR AND/OR PORCH, BEING THE NORTH ENTRANCE OF THE COURTHOUSE located at Main & 7th Streets Gatesville, Texas 76528.**



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TS No TX06000052-16-1

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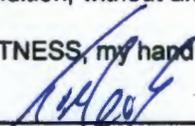
TO No 160181375-TX-RWI

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 15 day of September, 2016.


By: Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer
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"

Being 10.15 acres of the Levi T. Luckhart Survey, Abat. No. 657 in Coryell County, Texas, and being the same tract of land described as 10.151 acres in a deed from Donald Willis Jones, et ux, to Matthew Baird Keed, et ux, as recorded in Vol. 528, Page 62 of the Official Public Records of Coryell County, Texas; said 10.15 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin set at a fence corner for the northeast corner hereof, being on the east line of a 115 acre tract of land described in a deed to Martin C. Meissner, recorded as Doc. No. 139139 of said official public records, and being on the west line of a 212.5 acre tract of land described in a deed to Alvin A. Krause, et ux, recorded as Doc. No. 91167 of said official public records:

THENCE South 15° 08' 25" East, with the west line of said 212.5 acre tract and along the general course of a fence, 523.43 feet to a 3/8 inch iron pin found on the northwest right of way line of P.M. Hwy. 580;

THENCE with the northwest right of way line of said P.M. Hwy. 580 as follows:

South 67° 05' 55" West, 82.43 feet to a 3/8 inch iron pin found;

South 71° 28' 30" West, 404.39 feet to a brass USGS disc found;

South 31° 13' 50" West, 213.20 feet to a 3/8 inch iron pin found;

South 51° 01' 40" West, 150.03 feet to a 1/2 inch iron pin set;

THENCE North 15° 00' 15" West, at 4.9 feet passing a fence corner, continuing along the general course of a fence for a total distance of 715.73 feet to a 1/2 inch iron pin set at a fence corner;

THENCE North 71° 08' 05" East, along the general course of a fence, 777.24 feet to the PLACE OF BEGINNING.