

FILED
AT 2:20 O'CLOCK P.M.

NOV 15 2019

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By _____


RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Sheryl LaMont, Robert LaMont, Ronnie Hubbard,
Sharon St. Pierre, Allan Johnston, Kathleen Adkins,
Evan Press, Reid Ruple, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX12000004-19-1

APN 32464

TO No 1171467

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 26, 2017, LISA A. CRAWFORD, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RUTH W. GARNER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for NETWORK FUNDING, LP, 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 \$165,656.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on June 1, 2017 as Document No. 2017-00353320 in Angelina 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 32464

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, Kathleen Adkins, Evan Press, Reid Ruple, 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.

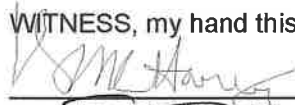
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2020 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Angelina 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: **Angelina County Courthouse Annex, 606 East Lufkin Avenue, Lufkin, TX 75901, 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 14 day of November, 2019.



Sheryl LaMont 11-15-19

By: Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, 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"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. REYNOLDS SURVEY, ABSTRACT NO. 528 and being a part or portion of that certain 10.6914 acre tract described in a deed from Garratt W. McMorrow to Ray A. Zoercher dated October 17, 2007 and recorded in Document No. 2007-00237396 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of the aforesaid referred to 10.6914 acre tract and the Northernmost Southeast corner of that certain 135 acre tract described as Tract No. 3 in a deed from F.Y. Brewer et al to Chester Sullivan et ux dated October 17, 1962 and recorded in Volume 272 on Page 586 of the Deed Records of Angelina County, Texas on the West side of Rifle Road (not known if dedicated), a ½" pipe found for corner witnessed by an 18" Sweet Gum bearing S 84° W 9.6 feet, a 36" Sweet Gum Fork bearing N 18° W 25.8 feet and a fence corner bearing S 71° W 9.3 feet;

THENCE S 00° 03' 19" E with the East boundary line of the said 10.6914 acre tract, at 666.67 feet the Southeast corner of the said 10.6914 acre tract in Rifle Road near its' intersection with Edwards Loop (not known if dedicated), a point for corner;

THENCE S 89° 56' 41" W with the South boundary line of the said 10.6914 acre tract and generally along Edwards Loop, at 30.00 feet pass on line a ½" pipe set for reference, at 358.98 feet the Southeast corner of that certain 5.00 acre tract described in a deed from Ray A. Zoercher et al to Jerry L. Wells et ux dated December 31, 1982 and recorded in Volume 538 on Page 822 of the Deed Records of Angelina County, Texas, a point for corner;

THENCE N 02° 17' 24" W severing the said 10.6914 acre tract and with the East boundary line of the said 5.00 acre tract, at 12.11 feet pass on line a ½" rod found for reference, at 667.18 feet the Northeast corner of the said 5.00 acre tract in the North boundary line of the said 10.6914 acre tract and the Northernmost South boundary line of the said 135 acre tract, a ½" rod found for corner witnessed by a fence corner bearing S 86° E 2.4 feet;

THENCE N 89° 56' 41" E with the North boundary line of the said 10.6914 acre tract and the Northernmost South boundary line of the said 135 acre tract, at 384.99 feet the point and place of beginning and containing 5.69 acres of land, more or less, of which approximately 0.22 acre lies within the margins of the two roads.