

00001362

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jonathan Harrison, Markcos Pineda, Ramiro Cuevas,
Patrick Zwiers, Kristopher Holub, Shawn Schiller, Tonya
Washington, Travis Kaddatz, Sharon St. Pierre, Robert
LaMont, Sheryl LaMont, David Sims, Allan Johnston,
Ronnie Hubbard, Lori Garner, Vanessa McHaney
c/o Miller, Watson & George, P.C.
Choice Default Group
304 S. Jones Blvd. Suite 1120
Las Vegas, NV 89107
(800) 567-4735

TS No TX07000475-18-1

APN R11448

TO No 1014558

NOTICE OF FORECLOSURE SALE

WHEREAS, on October 14, 2009, ROSHANDA GONNER, AN UNMARRIED WOMAN AND VICTOR CARROLL, AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES & ASSOCIATES, P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for ALACRITY LENDING COMPANY, 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 \$110,144.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on October 19, 2009 as Document No. 00094517 in Book RP Volume 1324, on Page 471 in Limestone 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 R11448

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 11:00 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 a public venue to the highest bidder for cash. The sale will take place in Limestone 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: **Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 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.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Choice Default Group and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Miller, Watson & George, P.C.
Tracey Midkiff, Attorney at Law
Texas Bar #24076558

Sharon Dine
Substitute Trustee
11-28-2018



Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Tonya Washington, Travis Kaddatz, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Lori Garner, Vanessa McHaney
Substitute Trustee(s)
c/o Choice Default Group
304 S. Jones Blvd. Suite 1120
Las Vegas, NV 89107

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 ON LINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com AT 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
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.

G.F. No.: 20091898

Doc	Bk	Vol	Pa
00094517	RF	1324	482

EXHIBIT "A"

Being all that tract of land in the City of Groesbeck, Limestone County, Texas, and being the South 100 feet of lot 19 of Reagan's Re-subdivision of the Henderson Heights Addition to the City of Groesbeck. Limestone County, Texas, recorded in Volume 2, Page 97 of the Plat Records of Limestone County, Texas, and being all of that tract of land described as follows:

Beginning at a 3/8 inch steel rod found at the North corner of said Carroll tract, in the Northeast line of said Lot 19;

Thence South 30 degrees 00 minutes 00 seconds East (Bearing Bases), 100.00 feet to a 3/8 inch steel rod found at the East corner of said Carroll tract, at the East corner of said Lot 19;

Thence South 59 degrees 43 minutes 00 seconds West, 210.00 feet to a 3/8 inch steel rod found in the Northeast line of Henderson Boulevard, at the South corner of said Carroll tract, at the South corner of said Lot 19;

Thence North 30 degrees 00 minutes 00 seconds West, 100.00 feet to a point in the Northeast line of Henderson Boulevard, at the West corner of said Carroll tract, in the Southwest line of said Lot 19, a disturbed 3/8 inch steel rod found bears South 59 degrees 43 minutes 00 seconds West, 1.55 feet for witness;

Thence North 59 degrees 43 minutes 00 seconds East, 210.00 feet to the point of beginning, containing 0.482 acres of land more or less;

Filed for Record in:

2018-11-28 03:47P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Nov 28, 2018

Peggy Beck, County Clerk
Limestone County