

00001363

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 TX07000425-18-1

APN R20042

TO No 1008448

NOTICE OF FORECLOSURE SALE

WHEREAS, on September 22, 2015, DOROTHY A DAWKINS, JOINED HEREIN PRO FORMA BY HUSBAND, CRAIG S DAWKINS 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 \$57,863.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on October 5, 2015 as Document No. 20153326 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 R20042

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 **Wednesday, January 2, 2019 at 11:00 AM**, no later than three (3) hours after such time, being the first Wednesday 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.

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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

Posted by:

Shara Prieve
Substitute Trustee
11-28-2018



Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiwers, 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.

20153326

Exhibit A

LEGAL DESCRIPTION

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The following described property:

Being all of that certain Lot, tract or parcel of land located in the Original Town of Mexla, Limestone County, Texas, and being all of Lot 3 and part of Lots 2 and 4, Block C, Division XXI, the Plat thereof being recorded In Volume 2, Page 17 of the Plat Records of Limestone County, Texas (PRLCT). Said lot, tract or parcel of land being more particularly described as follows;

Beginning at a 5/8" iron rod set for the Northeast Corner of this tract in the North line of Lot 2 and in the South line Hopkins Street;

Thence S 04 degrees 40' 00" E, 125.00 feet through Lot 2 to a 5/8" Iron rod set for the Southeast Corner of this tract in the South line of Lot 2 and in the North line of a 20 foot alley;

Thence S 85 degrees 20' 00" W, 100.00 feet along the North line of the alley and the South line of Lots 2, 3, and 4 to a 5/8" iron rod set at the Southwest Corner of this tract;

Thence N 04 degrees 40' 00" E, 125.00 feet through Lot 4 to a 5/8" Iron rod set at the Northwest corner of this tract in the North line of Lot 4 and in the South line of Hopkins Street;

Thence N 85 degrees 20' 00" E, 100.00 feet along the South line of Hopkins Street to the Point of Beginning and containing 0.29 acre of land, more or less.

Note: The Company does not represent that the above acreage or square footage calculations are correct.

Filed for Record in:
Limestone County

On: Nov 28, 2018 at 03:48P

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

Filed for Record in:
Limestone County

On: Oct 05, 2015 at 10:44A

By: Lederle Salazar

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.

Oct 05, 2015

Peggy Beck, County Clerk
Limestone County