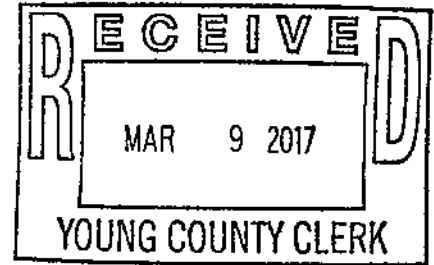




RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Michelle Schwarz, Guy Wiggs, Terry Browder, Laura Browder, Marsha Monroe  
 c/o Malcolm Cisneros/Trustee Corps  
 17100 Gillette Avenue  
 Irvine, CA 92614  
 (949) 252-8300



TS No TX0700077-17-1

APN 12509

TO No 170054521-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 30, 2011, LAURA MARTIN, A MARRIED PERSON MORGAN JADE MARTIN, HER HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of DON W. LEDBETTER, PLLC. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FIRST 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 \$102,282.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on July 5, 2011 as Document No. 2481 in Book 1100, on Page 182 in Young 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 12509

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 Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Michelle Schwarz, Guy Wiggs, Terry Browder, Laura Browder, Marsha Monroe 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, June 6, 2017 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 Young 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: **UNDER THE PORTICIO AT THE NORTH ENTRANCE OF THE COURTHOUSE or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.**

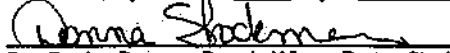
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and

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 9.804(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 2 day of March 2017.



By: Denise Boemer, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Michelle Schwarz,  
Guy Wiggs, Terry Browder, Laura Browder, Marsha Monroe  
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) 262-8300  
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.

TS No TX07000077-17-1

APN 12509

TO No 170054521-TX-RWI

**EXHIBIT "A"**

SEE ATTACHED LEGAL DESCRIPTION

## LEGAL DESCRIPTION

Provide legal description here. Attach to the document to be recorded and file as one instrument.

BEING 0.44 acres and being a part of Lot FIVE (5) and Lot SIX (6), OAK HILLS ACRES, an addition to the City of Graham, Young County, Texas according to the plat recorded in Volume 1, Page 277 of Plat Records of Young County, Texas and being more particularly described as follows:

BEGINNING at a 60d nail, found in place, on the West line of South Rodgers Drive, said point being the Northeast corner of Lot 7;

THENCE S 88D 02' 14" W, along the North line of said Lot 7, a distance of 270.4 feet to a ½ inch iron rod, found in place, said point being the Northwest corner of said Lot 7, and the Southwest corner of Lot 6, for the Southwest corner of this tract;

THENCE N 05D 59' 00", a distance of 73.99 feet to a point from which a ½ inch iron rod, found in place, bears 0.25 feet East and 0.52 feet North, for the Northwest corner of this tract;

THENCE N 86D 16' 54" E, a distance of 232.56 feet to a ½ inch iron rod with cap, found in place, on the West line of said South Rodgers Drive, for the Northeast corner of this tract;

THENCE S 20D 52' 53" E, along and with the West line of said South Rodgers Drive, at 5.00 feet to a ½ inch iron rod, found in place, said point being the Southeast corner of Lot 5, and the Northeast corner of Lot 6, a total distance of 85.00 feet to the point of beginning and containing 0.44 acres, more or less.