

RECORDING REQUESTED BY:

Filed for Record
This, the 26 day of Oct 2018
at 11:30 o'clock A M

WHEN RECORDED MAIL TO:

NATALIE CARSON, COUNTY CLERK OF
Brenda Lopez
DeWitt County Texas
DEPUTY

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki
Hammonds, Arnold Mendoza
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 TX07000364-18-1-FT

APN 15150-00178-00421

TO No 997729

NOTICE OF FORECLOSURE SALE

WHEREAS, on August 26, 2016, CARY GRIMES as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CAROLYNE K. DAVIS as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for NETWORK CAPITAL FUNDING 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 \$149,714.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on October 4, 2016 as Document No. 115124 in Book 577, on Page 346 in DeWitt 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 15150-00178-00421

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 12:00 PM**, 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 DeWitt 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: **PATIO AREA IN FRONT OF THE WEST DOOR OF THE DEWITT COUNTY COURTHOUSE BUILDING FACING GONZALES STREET, 307 N. GONZALES** 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 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.

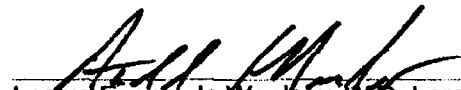
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

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



Leslie Evans, Jo Woolsey, W.D. Larew, Vicki
Hammonds, Arnold Mendoza
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.realtybid.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Chronos Solutions AT 877-518-5700**

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.

Exhibit A

The land referred to herein is situated in the State of TX, County of De Witt described as follows:

BEING A 1.09 ACRE TRACT OF LAND SITUATED IN THE WILLIAM FREEM LEAGUE, ABSTRACT NO. 178, DEWITT COUNTY, TEXAS, AND BEING THOSE SAME TRACTS OF LAND COMPRISED OF THAT CERTAIN 1/2 ACRE AS CONVEYED BY WALTER SCHOENFELD, ET UX TO LORINE GLASS, ET VIR, ACCORDING TO INSTRUMENT RECORDED IN VOLUME 129, PAGE 392 OF THE DEED RECORDS OF SAID COUNTY, THAT CERTAIN 0.42 ACRE AS CONVEYED BY GERHARD PETERING, ET AL TO GRADY F. GLASS, ET UX ACCORDING TO INSTRUMENT RECORDED IN VOLUME 198, PAGE 101 OF THE DEED RECORDS OF SAID COUNTY, AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS A 540 FOOT BY 18' WIDE ROAD AS CONVEYED BY FRANK MATOCHA, ET UX TO GRADY GLASS ACCORDING TO INSTRUMENT RECORDED IN VOLUME 124, PAGE 100 OF THE DEED RECORDS OF SAID COUNTY, SAID 1.09 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON PIPE FOUND MARKING THE COMMON CORNER OF SAID 1/2 ACRE TRACT AND THAT CERTAIN TRACT OF LAND CONVEYED BY NORMA WEISE HANYS, ET AL TO R. E. MATTHEW, ET UX ACCORDING TO INSTRUMENT RECORDED IN VOLUME 26, PAGE 555 OF THE OFFICIAL RECORDS OF SAID COUNTY, IN THE SOUTHEAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY 77A SOUTH;

THENCE, SOUTH 53 DEG. 00' 00" EAST (BASIS OF BEARING) ALONG THE COMMON LINE OF SAID MATTHEW TRACT OF LAND, A DISTANCE OF 183.31 FEET (S 53° E, 180', RECORD) TO A 5/8 INCH DIAMETER IRON PIPE FOUND MARKING THE COMMON CORNER OF SAID 1/2 ACRE TRACT AND SAID MATTHEW TRACT, IN THE NORTHWEST LINE OF THE REMAINDER OF THAT CERTAIN 119.5 ACRE TRACT OF LAND AS CONVEYED BY WALTER SCHOENFELD, ET UX TO LORINE SCHOENFELD GLASS, ET AL ACCORDING TO INSTRUMENT RECORDED IN VOLUME 297, PAGE 883 OF THE DEED RECORDS OF SAID COUNTY;

THENCE, SOUTH 38 DEG. 00' 00" WEST, ALONG THE COMMON LINE OF THE REMAINDER OF SAID 119.5 ACRE TRACT, A DISTANCE OF 178.00 FEET (S 38° W, 178', RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED, AT THE SOUTH CORNER OF SAID 1/2 ACRE TRACT, AND BEING IN THE EAST LINE OF SAID 18 FOOT WIDE ROAD;

THENCE, SOUTH 19 DEG. 56' 29" EAST, ALONG THE COMMON LINE OF SAID 18 FOOT WIDE ROAD AND THE REMAINDER OF SAID 119.5 ACRE TRACT, A DISTANCE OF 211.23 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE COMMON CORNER OF SAID 18 FOOT WIDE ROAD AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.046 ACRE AS CONVEYED BY GRADY F. GLASS, ET UX TO WILFRED SCHOENFELD, ET UX ACCORDING TO INSTRUMENT RECORDED IN VOLUME 82, PAGE 208 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, SOUTH 70 DEG. 00' 00" WEST, ALONG THE COMMON TINE OF SAID 0.046 ACRE TRACT OF LAND, A DISTANCE OF 18.00 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE COMMON CORNER OF SAID 18 FOOT WIDE ROAD AND SAID 0.046 ACRE TRACT OF LAND, IN THE EAST LINE OF

THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED BY MINNIE SUHR, ET AL TO GERHARD PETERING, ET UX ACCORDING TO INSTRUMENT RECORDED IN VOLUME 114, PAGE 547 OF THE DEED RECORDS OF SAID COUNTY;

THENCE, NORTH 20 DEG. 00' 00" WEST, ALONG THE COMMON LINE OF SAID 18 FOOT WIDE ROAD AND SAID PETERING TRACT OF LAND, A DISTANCE OF 132.91 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE COMMON CORNER OF SAID PETERING TRACT AND SAID 0.42 ACRE TRACT, FOR AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 52 DEG. 00' 00" WEST, ALONG THE COMMON LINE OF SAID PETERING TRACT AND SAID 0.42 ACRE TRACT, A DISTANCE OF 240.05 FEET (N 51° 43' W, 244.7', RECORD) TO A 1/2 INCH DIAMETER IRON PIPE FOUND MARKING THE COMMON CORNER OF SAID PETERING TRACT AND SAID 0.42 ACRE TRACT, IN THE AFORESAID RIGHT-OF-WAY LINE OF U. S. HIGHWAY 77A SOUTH;

THENCE, NORTH 38 DEG. 00' 00" EAST, ALONG SAID RIGHT-OF-WAY LINE, AT 150 FEET (N 38° 17', 150', RECORD) PASS THE COMMON CORNER OF SAID 0.42 ACRE AND SAID 18 FOOT WIDE ROAD, AT APPROXIMATELY 171 FEET PASS THE COMMON CORNER OF SAID 18 FOOT WIDE ROAD AND SAID 1/2 ACRE TRACT, AND CONTINUING FOR AN OVERALL DISTANCE OF 231.75 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 1.09 ACRE TRACT OF LAND, MORE OR LESS.

ALL SET 5/8 INCH DIAMETER STEEL REBAR IS MARKED WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC".

BEARINGS ARE BASED ON BEARINGS OF RECORD IN VOLUME 129, PAGE 392 OF THE DEED RECORDS OF DEWITT COUNTY, TEXAS.

115124

Filed for Record
This, the 3 day of Oct 20 16
at 4:45 o'clock P M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

DEPUTY

Unisource

4975 Preston Park Blvd
Ste - 95
Plano, TX 75093

STATE OF TEXAS - COUNTY OF DEWITT
I hereby certify that this instrument was filed on the date
and at the time affixed hereon by me and was duly
recorded in the volume and page of the Official Public
Records of DeWitt County, Texas. Vol. 577

Date Recorded: OCT 04 2016 Page 346-363



NATALIE CARSON, County Clerk
DeWitt County, Texas

By: Deputy Clerk