

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-03013

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 10/3/2023
Time: **The earliest time the sale will begin is 10:00 AM**
Place: Cass County Courthouse, Texas, at the following location: 100 East Houston St, Linden, TX 75563 THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED AT 100 HOUSTON ST., LINDEN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT 'A'

Commonly known as: 92 COUNTY ROAD 2978 HUGHES SPRINGS, TX 75656

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 8/3/2012 and recorded in the office of the County Clerk of Cass County, Texas, recorded on 8/17/2012 under County Clerk's File No 2012004556, in Book -- and Page -- of the Real Property Records of Cass County, Texas.

Grantor(s): RICHARD T LEONARD AND SHARON D LEONARD, HUSBAND AND WIFE
Original Trustee: FIRST AMERICAN TITLE
Substitute Trustee: Auction.com, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Jamey Parsons, Renee McCoart, Christy Smith, Ed Henderson, Rocky Thomasson, Sheryl LaMont, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

FILED FOR RECORD
AUG - 3 AM 9:45
AMY L. VARNELL
CASS COUNTY CLERK

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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$56,435.00, executed by RICHARD T LEONARD AND SHARON D LEONARD, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

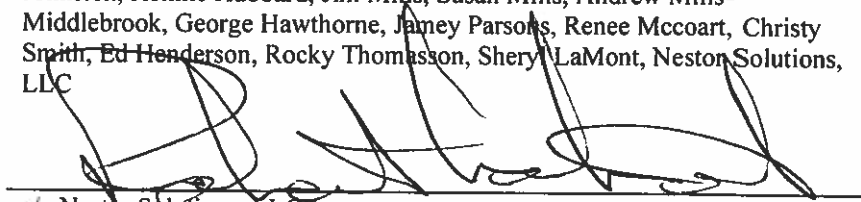
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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Dated: August 3, 2023

Auction.com, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Jamey Parsons, Renee McCoart, Christy Spritt, ~~Ed Henderson~~, Rocky Thomasson, Sheryl LaMont, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

EXHIBIT 'A'

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE H L WARD SURVEY, ABSTRACT NO 1132, CASS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO S H WILBANKS, JR BY DEED RECORDED IN VOLUME 1230, PAGE 151, OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED (YELLOW PLASTIC STAMPED DEWEY 1641) STEEL ROD SET FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED WILBANKS TRACT IN COUNTY ROAD NO 2980,

THENCE: SOUTH 88° 50' 10" EAST ALONG COUNTY ROAD NO 2980 FOR A DISTANCE OF 149 91 FEET TO A 1/2" CAPPED (YELLOW PLASTIC STAMPED DEWEY 1641) STEEL ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT IN SAID ROAD, SAME ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RICHARD T LEONARD BY DEED RECORDED IN VOLUME 1252, PAGE 453, OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS,

THENCE SOUTH 00° 54' 02" WEST ALONG THE COMMON LINE BETWEEN SAID WILBANKS AND LEONARD TRACT, PASSING A 1/2" CAPPED (YELLOW PLASTIC STAMPED DEWEY 1641) STEEL ROD SET FOR CORNER ON THE SOUTH LINE OF COUNTY ROAD NO 2980 AT 15 96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 132 26 FEET TO A 1/2" STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING AN ELL CORNER OF SAID LEONARD TRACT,

THENCE SOUTH 89° 51' 02" WEST ALONG THE COMMON LINE BETWEEN SAID WILBANKS AND LEONARD TRACTS FOR A DISTANCE OF 149 97 FEET TO A 1/2" STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT ON THE EAST LINE OF COUNTY ROAD NO. 2978,

THENCE NORTH 00° 54' 56" EAST ALONG THE EAST LINE OF COUNTY ROAD NO 2978, PASSING A 1/2" CAPPED (YELLOW PLASTIC STAMPED DEWEY 1641) STEEL ROD SET FOR CORNER ON THE SOUTH LINE OF COUNTY ROAD NO 2980 AT 117 09 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 135.70 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 0 46 ACRES, WITH 0 06 ACRES IN PUBLIC ROAD, LEAVING A NET AREA OF 0 40 ACRES, MORE OR LESS.