

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 31, 2011 and recorded under Clerk's File No. 2012000160, in the real property records of CASS County Texas, with Don E. Broyles and wife, Shannon E. Broyles as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Don E. Broyles and wife, Shannon E. Broyles securing payment of the indebtedness in the original principal amount of \$296,216.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Don E. Broyles and Shannon E. Broyles. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

ALL THAT CERTAIN 4.20 ACRE TRACT OF LAND SITUATED IN THE THOMAS YOUNG SURVEY, A-1174, CASS COUNTY, TEXAS, BEING ALL OF THAT CALLED 2.923 ACRE TRACT DESCRIBED IN VOL. 947, PG. 450, AND ALL OF THAT CALLED 1.26 ACRE TRACT IN VOL. 1070, PG. 409, REAL PREOPERTY RECORDS OF CASS COUNTY, TEXAS, SAID 4.20 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS WEST LINE OF 1070/409).

SALE INFORMATION

Date of Sale: 11/05/2019

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: CASS County Courthouse, Texas at the following location: The North Entrance of the Cass County Courthouse located on Houston Street, Linden, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE
AMY L. VARNELL
CASS COUNTY CLERK

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

FILED FOR RECORD

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

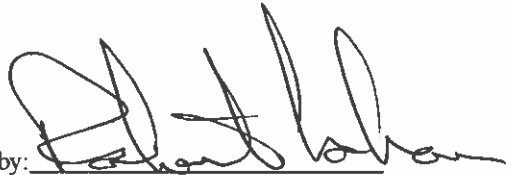
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE **Robert LaMont, David Sims, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 8th day of October, 2019.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:

Robert LaMont

10-09-19

C&M No. 44-19-2524

EXHIBIT "A"

All that certain 4.20 acre tract of land situated in the Thomas Young Survey, A-1174, Cass County, Texas, being all of that called 2.923 acre tract described in Vol. 947, Pg. 450, and all of that called 1.26 acre tract in Vol. 1070, Pg. 409, Real Property Records of Cass County, Texas, said 4.20 acre tract of land being more particularly described by metes and bounds as follows (Bearing Basis West line of 1070/409)

Beginning at A 5/8" iron rod found in the centerline of a road easement for the Southeast corner of this tract and 947/450, also an angle corner of 1190/563,

Thence N 77° 57' 21" W, 336.08 feet with the centerline of said road easement to a nail set in the centerline of Cass County Road No. 3755 for the Southwest corner of this tract and 947/450, also the Northeast corner of Lot 8, Deenwood Park for Thomas Kyle Deaton, a 1/2" iron rod found at a cross-tie fence post bears S 00° 33' 22" E, 25.16 feet,

Thence N 00° 33' 22" W, 25.67 feet to a 1/2" iron rod set on the North side of Cass County Road No. 3755 for an angle corner of this tract and 1070/407,

Thence S 78° 18' 01" E, passing at 22.29 feet a 1/2" iron rod found, continuing for a total distance of 72.49 feet to a 5/8" iron rod found for an angle corner of this tract and 947/450, also the Southeast corner of 1070/407,

Thence N 00° 00' 00" W, 850.26 feet along common boundary of 1070/407 and 562/469 to a 5/8" iron rod found for the Northwest corner of this tract and 562/469;

Thence S 89° 54' 41" E, passing at 247.9 feet a 5/8" iron rod found (disturbed) continuing for a total distance of 257.45 feet (Deed call 1070/409) to a 1/2" iron rod set for the Northeast corner of this tract and 1070/409, also the Northwest corner of 1190/563,

Thence S 00° 20' 21" E, 730.86 feet with common boundary of 1190/563 to the Point of Beginning, containing 4.20 acres of land, more or less

Parcel # 39341