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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Betty Crane
CLERK COUNTY COURT
FRANKLIN CO., TX

T.S. #: 2022-02260

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: **8/2/2022**
Time: **The earliest time the sale will begin is 12:00 PM**
Place: Franklin County Courthouse, Texas, at the following location: Franklin County Courthouse, 200 N. Kaufman Street, Mt Vernon, TX 75457
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:

All that certain tract or parcel of land situated in the City of Mt. Vernon, County of Franklin, State of Texas, being in the Joseph Sloan Survey, A-425, being all that certain called 0.249 acre tract described in Deed from B.F. Hicks, to Ostertag Construction, LLC, filed July 03, 2017, recorded in Volume 341, Page 523, Official Public Records of said County, and bounded as follows:

Beginning at a 1/2 inch iron rod (TSR) set on the NEC of said called 0.249 acre tract, and being on the intersection of the West right-of-way line of Holbrook Street and the South right-of-way line of Majors Street;

Thence South 3° 10' 35" East, along the EBL of said called 0.249 acre tract and the West right-of-way line of said Holbrook Street, a distance of 72.52 feet to a 7/8 inch iron pipe found on the SEC of said called 0.249 acre tract and being on the NEC of a called 0.281 acre tract described in Deed from Glen A. Zachary, et ux, Betty, to Kenneth Cupp, et ux, Patricia, filed February 21, 1990, recorded in Volume 216, Page 432, Deed Records of said County;

Thence North 88° 30' 00" West, along the SBL of said called 0.249 acre tract and the NBL of said called 0.281 tract at a distance of 175.44 feet passing a 1 inch by 2 inch angle iron found for reference and continuing a total distance of 182.16 feet to a point for corner on the SWC of said called 0.249 acre tract and the NWC of said called 0.281 acre tract and also being on the EBL of a 0.28 acre tract described in Deed from B.F. Hicks, to Walter Robert Sears, Jr., and Krista Sears, filed December 10, 2018, recorded in Volume 363, Page 750, Official Public Records of said County;

Thence in a Northeasterly direction with the WBL of said called 0.249 acre tract and the EBL of said 0.28 acre tract and the centerline of a Creek/Drainage as follows:

North 48° 45' 25" East, a distance of 3.76 feet to a point for angle corner,
North 47° 49' 33" East, a distance of 21.68 feet to a point for angle corner,
North 42° 02' 00" East, a distance of 11.51 feet to a point for angle corner,
North 42° 01' 17" East, a distance of 17.67 feet to a point for angle corner,
North 42° 23' 27" East, a distance of 36.50 feet to a point for corner on the NWC of said called 0.249 acre tract and the NEC of said 0.28 acre tract and being on the South right-of-way line of Majors Street;

T.S. #: 2022-02260

Thence North 89° 01' 06" East, along the NBL of said called 0.249 acre tract and the South right-of-way line of said Majors Street at a distance of 8.00 feet passing a 1/2 inch rod (TSR) set for reference and continuing a total distance of 115.06 feet to the Place of Beginning containing 0.235 acres, more or less.

Commonly known as: 602 HOLBROOK ST MT VERNON, TX 75457

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 5/23/2019 and recorded in the office of the County Clerk of Franklin County, Texas, recorded on 5/23/2019 under County Clerk's File No 154424, in Book 369 and Page 580 of the Real Property Records of Franklin County, Texas.

Grantor(s):	Ricky Martinez, a single man and Edgar Martinez, a single man
Original Trustee:	Thomas C Sellers
Substitute Trustee:	Auction.com, Harriett Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Rocky Thomason, Bob Gideon, Ginelle Czarnecki, Ed Henderson, Joe Hallonquist, Laurie Blackwell, Kristen Aldridge, Mary Mccauly, Hailey Clark, Nestor Trustee Services, LLC, Yubin Ding
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Alliance Bank, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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.

T.S. #: 2022-02260

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$139,393.00, executed by Ricky Martinez, a single man and Edgar Martinez, a single man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Alliance Bank, 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.

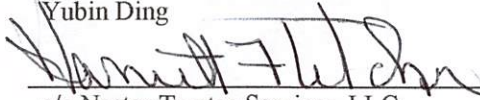
Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

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.

Dated: July 11, 2022

Auction.com (Harriett Fletcher) Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Rocky Thomason, Bob Gideon, Ginelle Czarnacki, Ed Henderson, Joe Hallonquist, Laurie Blackwell, Kristen Aldridge, Mary Mccauly, Hailey Clark, Nestor Trustee Services, LLC, Yubin Ding



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

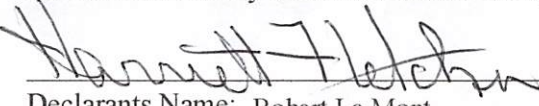
SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

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

T.S. #: 2022-02260

CERTIFICATE OF POSTING

My name is Robert La Mont, and my address is 1604 N 10th. St, Longview, TX 75601. I declare under penalty of perjury that on July 11, 2022 I filed at the office of the Franklin County Clerk and caused to be posted at the Franklin County courthouse this notice of sale.


Declarants Name: Robert La Mont

Date: July 11, 2022