

2021 OCT -7 PM 1:47

**NOTICE OF FORECLOSURE SALE**

*Betty Crane*  
CLERK COUNTY COURT  
FRANKLIN CO., TX

- Property: The Property to be sold is described as follows:  
SEE EXHIBIT A
- Security Instrument: Deed of Trust dated June 10, 2015 and recorded on June 11, 2015 Book 310 Page 662 as Instrument Number 142415 in the real property records of FRANKLIN County, Texas, which contains a power of sale.
- Sale Information: November 02, 2021, at 12:00 PM, or not later than three hours thereafter, at the south steps of the Franklin County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by GRACE BREWER AND JOHN BREWER secures the repayment of a Note dated June 10, 2015 in the amount of \$175,000.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

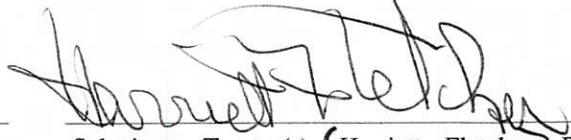
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**



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Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, TX 75024

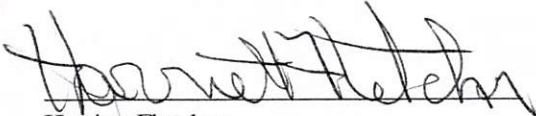


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Substitute Trustee(s): Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Sharon St. Pierre, Harriet Fletcher, Zoran W. Spasic, Sue Spasic and Auction.com employees, including but not limited to those listed herein October 07, 2021  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, TX 75024

Certificate of Posting

I, Harriett Fletcher, declare under penalty of perjury that on the 07th day of October, 2021, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FRANKLIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Harriett Fletcher



Loah Number: 400215100221184

Date: 06/10/2015

Property Address: 7755 FM 21

Mt Pleasant, TX 75455

**Exhibit "A"****Legal Description**

All that certain 5.02 acre lot, tract or parcel of land situated in the Samuel Buchanon Survey, Abstract No. 22, Franklin County, Texas, and being all of the same land as a called 5.033 acre tract described in a deed from David P. Marshall and Linda R. Marshall to Rue Merle Smith and Vanessa Smith as recorded in Volume 194, Page 415, Official Public Records, Franklin County, Texas, (O.P.R.F.C.T.), said 5.02 acre tract being described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found at the southeast corner of said 5.033 acre tract and the southwest corner of a called 2.991 acre tract described in a deed to Jay Lynn Jetton and wife, Ashley Dawn Jetton as recorded in Volume 75, Page 56, Real Property Records, Franklin County, Texas, (R.P.R.F.C.T.), and on the northeast right of way of F.M. Highway No. 21 (120' R.O.W.) for a corner;

**THENCE** N 47° 40' 32" W along the southwest line of said 5.033 acre tract and the northeast right of way of said F.M. Highway No. 21 a distance of 614.52 feet to a 3/8" iron pipe found at the west corner of said 5.033 acre tract for a corner;

**THENCE** N 37° 09' 39" E along the northwest line of said 5.033 acre tract a distance of 715.20 feet to a 5/8" iron pipe found at the northeast corner of said 5.033 acre tract and on the westerly most west line of a called 37.556 acre tract described in a deed to Don Osborne and wife, Gayle Osborne as recorded in Volume 177, Page 73, Deed Records, Franklin County, Texas, (D.R.F.C.T.), for a corner;

**THENCE** S 01° 18' 00" E (Basis of Bearings) along the east line of said 5.033 acre tract and the westerly most west line of said 37.556 acre tract and the west line of said 2.991 acre tract a distance of 984.00 feet to the POINT OF BEGINNING and containing 5.02 acres of land, more or less.

A.P.N #:010190000000251000000

