

Our File Number: 16-05642
Name: ROBERT ALVAREZ JR., AN UNMARRIED MAN

NOTICE OF TRUSTEE'S SALE

FILED
MICHAEL TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
7th SEP 12 P 1:26

WHEREAS, on December 14, 2010, ROBERT ALVAREZ, JR., AN UNMARRIED of Trust/Security Instrument conveying to STEVE HOLMES LAW FIRM, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR R.H. LENDING, INC, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00040368, in Book 1662, at Page 16, in the DEED OF TRUST OR REAL PROPERTY records of HILL COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 4, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING A 5.0 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE I. WINGATE SURVEY, ABSTRACT NO. 1003, HILL COUNTY, TEXAS, BEING A PORTION OF THE ROBERT HALBERT 160 ACRE TRACT, DESCRIBED IN VOLUME 498, PAGE 273, OF HILL COUNTY, DEED RECORDS AND IS TRACT NO. 23 IN THE SUBDIVISION OF THE ROBERT HALBERT RANCH WHICH CONSISTS OF 482.75 ACRES, SAID 5.0 ACRES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

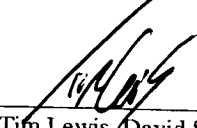
Property Address: 120 PRIVATE ROAD 194
BLUM, TX 76627
Mortgage Servicer: FREEDOM MORTGAGE CORPORATION
Noteholder: FREEDOM MORTGAGE CORPORATION
907 PLEASANT VALLEY AVE, SUITE 3
MOUNT LAUREL, NJ 08054

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 12th day of September, 2016.



Tim Lewis, David Stockman, Brenda Wiggs,
Donna Stockman, Denise Boerner, Juanita Cox,
Jason Brewer, Guy Wiggs, Lori McCarty, Jimmy
Carroll Brewer, Stephen Rawlings, Diasha
Perkins, Michelle Schwartz, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT A - LEGAL DESCRIPTION

BEING A 5.0 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE I. WINGATE SURVEY, ABSTRACT NO. 1003, HILL COUNTY, TEXAS, BEING A PORTION OF THE ROBERT HALBERT 160 ACRE TRACT, DESCRIBED IN VOLUME 498, PAGE 273, OF HILL COUNTY, DEED RECORDS AND IS TRACT NO. 23 IN THE SUBDIVISION OF THE ROBERT HALBERT RANCH WHICH CONSISTS OF 482.75 ACRES, SAID 5.0 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH FENCE LINE OF THE SAID HALBERT RANCH, NORTH 61 DEGREES EAST 992 FEET FROM THE NORTH-WEST CORNER OF THE SAID RANCH AND WINGATE SURVEY;

THENCE SOUTH 29 DEGREES 20 MINUTES EAST 1071.58 FEET TO A NAIL SET FOR CORNER IN THE SOUTHWEST CORNER OF THIS TRACT A 1/2" IRON ROD FOUND BEARS N29°20'W, 25.9 FEET, ON THE RIGHT OF WAY LINE; (BEARING USED FOR REFERENCE

THENCE NORTH 60 DEGREES 53 MINUTES 40 SECONDS EAST, WITH THE CENTERLINE OF A PRIVATE ROAD, A DISTANCE OF 205.01 FEET TO A NAIL SET FOR CORNER, A 3/8" IRON ROD FOUND BEARS NORTH 29 DEGREES 20 MINUTES 03 SECONDS WEST 25.1 FEET ON THE RIGHT OF WAY LINE;

THENCE NORTH 29 DEGREES 20 MINUTES 03 SECONDS WEST A DISTANCE OF 1071.09 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, IN THE NORTH LINE OF HALBERTS RANCH;

THENCE SOUTH 61 DEGREES 01 MINUTES 48 SECONDS WEST, WITH THE GENERAL COURSE OF SAID HALBERTS NORTH LINE, A DISTANCE OF 205.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.0 ACRES OF LAND, MORE OR LESS.