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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas,
Frederick Britton, Doug Woodard, Chris Demarest,
Kristie Alvarez, Lanelle Lynch, Shelley Nail, Donna Trout
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX0700049-17-1

APN 56586

TO No 170042518-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 25, 2014, CHRIS BRAWLEY AND KRISTAL C. BRAWLEY, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL H. PATTERSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FIRST GUARANTY MORTGAGE CORPORATION, A CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$207,570.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on August 26, 2014 as Document No. 2014-5372 and re-recorded on July 20, 2015 as Instrument No. 2015-4121 as Instrument No. 2015-4121 in Gaines County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN 56586

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez, Lanelle Lynch, Shelley Nail, Donna Trout or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency end in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and First Guaranty Mortgage Corporation, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 2, 2017 at 01:00 PM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Gaines County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **IN THE AREA BOUNDED BY THE WEST BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING INTO THE COURTHOUSE FROM THE WEST DOOR, Gaines County Courthouse, 101 South Main, Seminole, TX 79380.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and

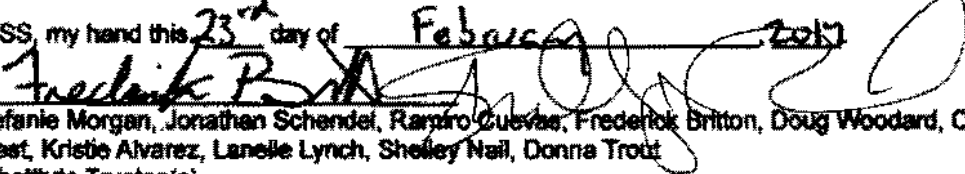
— FILED —
3-2-17 - 1:05 PM
Vicki Phillips, County Clerk
Gaines County, Texas
V. PHILLIPS

First Guaranty Mortgage Corporation's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and First Guaranty Mortgage Corporation's rights and remedies under the Deed of Trust and Section 9.604(e) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 23rd day of February, 2017


By: Stephanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez, Lanell Lynch, Shelley Nail, Donna Trout
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000048-17-1

APN 58586

TO No 170042518-TX-RWT

EXHIBIT "A"

THE NORTH HALF OF TRACT 90, OF INSTALLMENT #4, TOWN & COUNTRY ESTATES, A PART OF SECTION 127, BLOCK G, W.T. RY. CO. SURVEY IN GAINES COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOL. 385, PAGE 792, DEED RECORDS OF GAINES COUNTY, TEXAS; SAVE AND EXCEPT THE OIL, GAS AND OTHER MINERALS.