

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 10<sup>th</sup> DAY OF Sept, 2018

C&S No. 44-18-2076 / Conventional / Yes / FILE NOS  
Freedom Mortgage Corporation

## NOTICE OF TRUSTEE'S SALE

**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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: September 24, 2014

Grantor(s): Ivan Shannon Chee, a single person

Original Trustee: Gregory Graham

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for NTFN, Inc. DBA Premier Nationwide Lending, its successors and assigns

Recording Information: Clerk's File No. 119060-2014, in the Official Public Records of LAMAR County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

### Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED ABOUT 17.2 MILES SOUTH 27.1° EAST FROM THE CITY OF PARIS, IN LAMAR COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 11/06/2018 Earliest Time Sale Will Begin: 1:00 PM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

**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, the undersigned hereby APPOINTS AND DESIGNATES Robert LaMont as Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. 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.

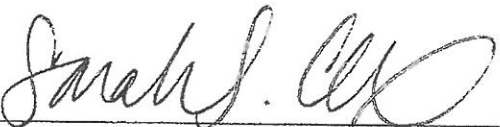


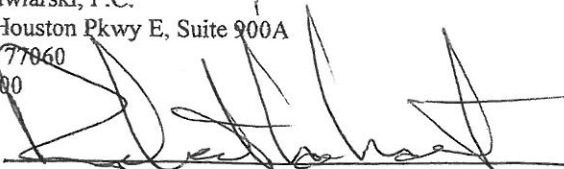
Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the LAMAR County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 7th day of September, 2018.

**For Information:**

"Auction.com  
I Mauchly  
Irvine, CA 92618

  
\_\_\_\_\_  
Sarah S. Cox, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

  
\_\_\_\_\_  
Robert LaMont 9-10-18

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-18-2076 / Conventional / Yes  
Freedom Mortgage Corporation

# EXHIBIT A

All that certain tract or parcel of land situated about 17.2 miles South 27.1° East from the City of Paris, in Lamar County, Texas; part of the D Kizer Survey, Abstract No. 507, and being a part of the called 105 acre tract of land described in a Deed to the W. A. Cooper Life Estate, and recorded in Volume 502, Page 177, of the Real Property Records of Lamar County, and being more particularly described as follows, to wit:

*Beginning* at a 1/2" iron pin (set) for a corner in a North Line of FM Highway 1497, same being in a South Line of said 105 acre tract;

*Thence* S 90° 00' 00" W along a South Line of said 105 acre tract and along a North Line of said FM Highway, a distance of 280.250', to a 1/2" iron pin (set) for a corner;

*Thence* N 00° 13' 30" W over said 105 acre tract, a distance of 366.317', to a 4" pipe fence gate post (found) for a corner;

*Thence* N 76° 50' 02" E over said 105 acre tract, a distance of 276.475', to a 1/2" iron pin (set) for a corner;

*Thence* S 01° 39' 55" E over said 105 acre tract, a distance of 429.469', to the *Place of Beginning* and containing 2.514 acres of land.

The bearings recited herein are based upon the North Line of said FM Highway, being East-West. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed August 10, 2014.