

C&S No. 44-19-0334 / FHA / Yes / FILE NOS
Freedom Mortgage Corporation

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2019 APR 22
CASS COUNTY

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: May 11, 2009

Grantor(s): Richard James Colegrove and Mistie Michelle Colegrove, husband and wife

Original Trustee: Steve Holmes & Associates P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Alacrity Lending Company

Recording Information: Clerk's File No. 2009002224, in the Official Public Records of CASS 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 13.206 ACRE TRACT OF LAND IN THE JOS. WATKINS SURVEY, A-1078 IN CASS CO., TX. BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO EAST TEXAS LAND & TIMBER BY WARRANTY DEED RECORDED IN FILE 2006000002 OF THE OFFICIAL PUBLIC RECORDS OF CASS CO., TX, SAID 13.206 ACRE TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 05/07/2019 **Earliest Time Sale Will Begin:** 10:00 AM

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, David Sims, Sheryl LaMont, Frederick Britton, Harriett Fletcher, Allan Johnston, Aurora Campos, Jonathan Harrison, Markcos Pineda, Doug Woodard, Patrick Zwiers, Kristopher Holub, Sharon St. Pierre, Ronnie Hubbard, Darla Boetcher, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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.

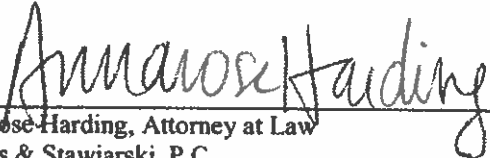


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the CASS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the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

Executed on this the 26th day of March, 2019.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618


Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 

Printed Name: Robert LaMont 03-28-19

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EXHIBIT 'A'

File No.: 1326034-FW21 (JSZ)

All that certain 13.206 Acre tract of land in the Jos. Watkins Survey, A-1078 in Cass Co., TX. Being all of that same tract of land conveyed to East Texas Land & Timber by Warranty Deed recorded in File 2006000002 of the Official Public Records of Cass Co., TX, said 13.206 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" Rebar found on the East side of Co. Rd. #1240 and in the South line of Co. Rd. #1248 and of a 50' Access Easement described in Vol. 739, Pg. 44, for the Southwest corner of a 5.11 Acre tract of land conveyed to Kenneth D. Smith by Warranty Deed recorded in Vol. 795, Pg. 179, the Northwest corner of this described tract;

THENCE N 89 Degrees 04 Minutes 40 Seconds E, (Basis of Bearing Solar Observation), 69.70' along said South line to a 5/8" Iron Rod found for the Southeast corner of said Smith Tract, the Southwest corner of Tract I, a 32.216 Acre tract of land conveyed to Hanna J. Warren by Partition Deed recorded in Vol. 582, Pg. 726;

THENCE S 80 Degrees 12 Minutes 14 Seconds E, 601.86' feet along a line, leaving said Co. Rd. & Easement, to a 1/2' Rebar w/Cap found for the Northwest corner of a 32.216 Acres tract of land conveyed to James E. Watson by Warranty Deed recorded in Vol. 1251, Pg. 663, the Northeast corner of this described tract;

THENCE S 00 Degrees 14 Minutes 26 Seconds E, 869.20' along a line to a 40d Nail found at a 2" Iron Pipe, 1' North of a net wire fence, in the North line of a 20.123 Acre tract of land conveyed to Leland Borden et ux. by Warranty Deed recorded in File 2006004269 and in the center of a 30' Access Easement described in said Partition Deed, for the Southwest corner of a said Watson tract, the Southeast corner of this described tract;

THENCE N 80 Degrees 18 Minutes 53 Seconds W, at 635.1' pass a fence corner post, continuing a total distance of 671.97' along said fence and centerline to a 3/8" Rebar found near the center of Co. Rd. #1240 for the Northwest corner of said Borden Tract, the Southwest corner of this described tract, from which a cross-tie bears S 81 Degrees 40 Minutes E, 20.2' and a 40" Sweetgum stump hole bears S 86 Degrees 06 Minutes W, 15.9';

THENCE N 00 Degrees 16 Minutes 45 Seconds W, generally along the center of said road, at 718' leave said road, continuing a total distance of 856.57' to the Point of Beginning, containing 13.206 Acres of land, more or less.