

19-0808FC
FILED FOR RECORD
SHELBY COUNTY, TEXAS

C&S No. 44-19-0540 / VA / Yes / FILE NOS
Freedom Mortgage Corporation

2019 APR 11 AM 11:19

NOTICE OF TRUSTEE'S SALE JENNIFER L. FOUNTAIN
COUNTY CLERK

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: April 30, 2018

Grantor(s): Ruby Moore Leonard, an unmarried woman
Original Trustee: Allan B. Polunsky
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Academy Mortgage Corporation, its successors and assigns
Recording Information: Clerk's File No. 2018001415, in the Official Public Records of **SHELBY 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:
BEING 0.6901 OF AN ACRE OF LAND SITUATED IN THE JESSE AMASON SURVEY, ABSTRACT 10, SHELBY COUNTY, TEXAS, AND BEING THE SAME CALLED 0.688 OF AN ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM EARL CRAWFORD AND JOY ANN HAVRAN TO DELOYD LIVINGSTON AND WIFE, MARGIE LIVINGSTON, DATED AUGUST 29, 1977, AND RECORDED IN VOLUME 536, PAGE 538, IN THE DEED RECORDS OF SHELBY COUNTY, TEXAS, AND ALSO BEING REFERRED TO AS LOT 9 OF LAKEWOOD ESTATES, UNIT NO. 1 (AN UNRECORDED SUBDIVISION), SAID 0.6901 OF AN ACRE 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:** 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 Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Evan Press, Allan Johnston, Amy Bowman, Reid Ruple, Kathleen Adkins, Kristie Alvarez, Julian Perrine, Doug Woodard, Sharon St. Pierre, Ronnie Hubbard, Darlene Boettcher, Shawn Schiller, 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.

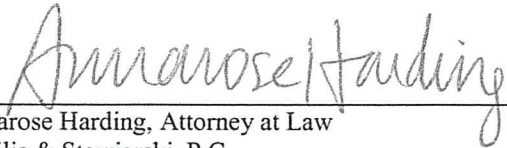


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the SHELBY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

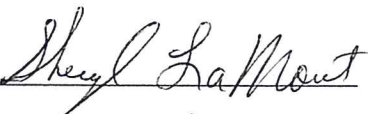
Executed on this the 5th day of April, 2019.

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: Sheryl LaMont
4-11-19

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EXHIBIT "A"

Being 0.6901 of an acre of land situated in the Jesse Amason Survey, Abstract 10, Shelby County, Texas, and being the same called 0.688 of an acre tract described in a Warranty Deed from Earl Crawford and Joy Ann Havran to Deloyd Livingston and wife, Margie Livingston, dated August 29, 1977, and recorded in Volume 536, Page 538, in the Deed Records of Shelby County, Texas, and also being referred to as Lot 9 of Lakewood Estates, Unit No. 1 (an unrecorded subdivision), said 0.6901 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with plastic cap found for the North corner of said called 0.688 of an acre tract and Lot 9 and in the Southwesterly margin of County Road 1130 (Lakewood Drive) and 17.2 feet Southwesterly from its Southwesterly back of curb line, and being the East corner of a called 0.681 of an acre tract described in a Special Warranty Deed with Vendor's Lien from Wells Fargo Bank, N.A., to Melissa Hayslip, dated February 26, 2016, and recorded under Document No. 2016001028, in the Official Public Records of Shelby County, Texas, said called 0.681 of an acre tract also being referred to as Lot 8 of Lakewood Estates, Unit No. 1, from which a ¼ inch iron pipe found at the North corner of said called 0.681 of an acre tract and said Lot 8 bears N 45°47'45" W, 147.39 feet;

THENCE S 45°47'45" E, with the Northeasterly line of said called 0.688 of an acre tract (called N 44°44'17" W) and Lot 9, and with said Southwesterly margin of County Road 1130, a distance of 149.85 feet (called 150 feet) to a ½ inch iron rod found for the East corner of said called 0.688 of an acre tract and said Lot 9, and being the Easterly North corner of a called 4.00 acre tract described in a Warranty Deed with Vendor's Lien from Suzanne E. McAdams to Gary L. Mize and wife, Cheryl Rene' Mize, dated February 1, 2001, and recorded in Volume 905, Page 787, in the Official Public Records of Shelby County, Texas, from which a ½ inch iron rod found for the East corner of said called 4.00 of an acre tract bears S 44°49'20" E, 150.11 feet;

THENCE S 45°26'30" W, with the Southeasterly line of said called 0.688 of an acre tract (called N 45°15'43" E) and said Lot 9, and with the Easterly Northwesterly line of said Mize called 4.00 acre tract, a distance of 200.03 feet (called 200 feet) to a ½ inch iron rod found for the South corner of said called 0.688 of an acre tract and said Lot 9 and an interior corner of said called 4.00 acre tract;

THENCE N 46°04'48" W, with the Southwesterly line of said called 0.688 of an acre tract (called S 44°44'17" E) and said Lot 9, and with the Westerly Northeasterly line of the called 4.00 acre tract, a distance of 150.24 feet (called 150 feet) to a ½ inch iron rod found for the West corner of said called 0.688 of an acre tract and Lot 9, and being the South corner of said called 0.681 of an acre tract and said Lot 8, from which a ½ inch iron rod found for the West corner of said called 0.681 of an acre tract and the Westerly North line of said called 4.00 acre tract bears N 44°55'37" W, 149.78 feet;

THENCE N 45°32'54" E, with the Northwesterly line of said called 0.688 of an acre tract (called S 45°15'43" W) and said Lot 9, and with the Southeasterly line of said called 0.681 of an acre tract and Lot 8, a distance of 200.79 feet (called 200 feet) to the POINT OF BEGINNING and containing 0.6901 of an acre of land within these calls.