

POSTED
9-15-19 AW
2:25 PM

C&S No. 44-18-0739 / VA / 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 & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: August 05, 2016

Grantor(s): Mark W. Sims and Joyce E. Sims, husband and wife

Original Trustee: Black, Mann and Graham, LLP

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for TJC Mortgage, Inc., its successors and assigns

Recording Information: Vol. 512, Page 227, or Clerk's File No. 20161276, in the Official Public Records of HAMILTON County, Texas.

Current Mortgagee: Aurora Financial Group Inc.

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 LOT, TRACT, OR PARCEL OF LAND CONTAINING 23.024 ACRES LYING AND SITUATED IN THE HAMILTON COUNTY SCHOOL LAND SURVEY NO. 12, A-355 IN HAMILTON COUNTY, TEXAS. SAID LAND IS ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM STEVEN L. MAXWELL ET UX, LAURA D. MAXWELL TO ANNIE O'NEAL RECORDED IN VOLUME 382, PAGE 391 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, 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: 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 Linda Reppert, Juanita Cox, Jimmy Brewer, Stephen Rawlings, Frederick Britton, Aarti Patel, Jack Burns II, Maryna Danielian, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Howard Whitney, Pamela Thomas, 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 _____ m of the funds paid. The Purchaser shall have no further recourse against the f... agee's attorney.

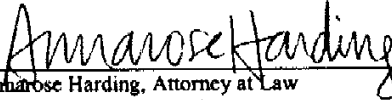
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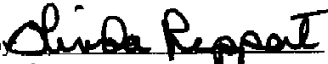
Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HAMILTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

Executed on this the 11th day of April, 2019.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618


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

Posted and filed by 
Printed Name: LINDA REPPART

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EXHIBIT "A"

All that certa in lot, tract, or parcel of land containing 23.024 acres lying and situated in the Hamilton County School Land Survey No. 12, A-355 in Hamilton County, Texas. Said land is all of that certain tract described in a deed from Steven L. Maxwell et ux, Laura D. Maxwell to Annie O'Neal recorded in Volume 382, Page 391 of the Real Property Records of Hamilton County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set at a fence corner in a curve in the east line of U.S. Highway 281, said point being S 18 deg 53 min 51 sec W 39.78 feet from a right-of-way monument found, for the southwest corner of a tract of land described in a deed to Steven Paul McKandless et ux, Amanda McKandless recorded in Volume 288, Page 510 of the Deed Records of Hamilton County, northwest corner of said O'Neal tract and the northwest corner of this;

THENCE: S 71 deg 11 min 00 sec E 1060.94 feet generally along a fence and south line of said McKandless tract as it exists on the ground to a 1/2 inch iron rod set, said point being N 7 4 deg 03 min 56 sec W 203.17 feet from a 1/2 inch iron rod found in the north line of a tract of land described in a deed to Lee Goode McSparran et ux, Patricia Dianne McSparran recorded in Volume 296, Page 847 of the Deed Records of Hamilton County, for the northeast corner of said O'Neal tract and the northeast corner of this;

THENCE: S 18 deg 51 min 33 sec W at 9.75 feet passing the northwest corner of said McSparran tract, in all 945.55 feet to a 1/2 inch iron rod found under fence, for the northeast corner of a tract of land described in a deed to Charles S. Stewart et ux, Beth Stewart recorded in Volume 259, Page 674 of the Deed Records of Hamilton County, southeast corner of said O'Neal tract and the southeast corner of this;

THENCE: N 78 deg 16 min 13 sec W 1026.42 feet generally along a fence to a 1/2 inch iron rod set in the east line of said highway, for the northwest corner of said Stewart tract, southwest corner of said O'Neal tract and the southwest corner of this;

THENCE: N 15 deg 57 min 00 sec E (base bearing) 392.83 feet along the east line of said highway and west line of said O'Neal tract to a r.a.w. monument found, for a point of curvature;

THENCE: Around a curve to the right with a radius of 11,399.15 feet, an arc distance of 557.10 feet and a chord bearing of N 17 deg 20 min 50 sec E 587.05 feet to the point of beginning, containing 23.024 acres of land.

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

FILED and RECORDED

Instrument Number: 20190532 B: RP V: 546 P: 489

Filing and Recording Date: 04/15/2019 02:36:20 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.