

C&S No. 44-17-5547 / FHA / No
Freedom Mortgage Corporation

NOTICE OF TRUSTEE'S SALE

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
18 JAN 19 11:30
BY: DEPUTY

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: July 28, 2009

Grantor(s): Eric Jason Taylor, aka Eric J. Taylor, an unmarried man

Original Trustee: Steve Holmes & Associates, P.C.

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

Recording Information: Clerk's File No. 2009-9735, in the Official Public Records of HUNT 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 LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JASON WILSON SURVEY, ABSTRACT NO. 1080, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM SAMANTHA JO TAYLOR TO ERIC JASON TAYLOR AS RECORDED IN VOLUME 992, PAGE 587 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 02/06/2018 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, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Randy Daniel as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Jim OBryant as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4643858

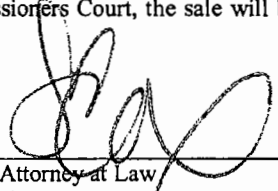
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be 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 HUNT 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 January, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



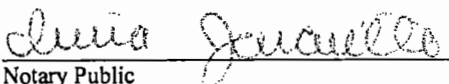
Sarah S. Cox, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

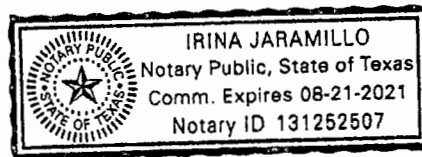
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 11th day of January, 2018.



Notary Public
Signature



Posted and filed by: _____

Printed Name: _____

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EXHIBIT A

All that certain lot, tract or parcel of land situated in the Leon Wilson Survey, Abstract No. 1080, Hunt County, Texas, and being known as that tract of land described in a Deed from Samantha Jo Taylor to Eric Jason Taylor as recorded in Volume 222, Page 627 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows: BEGINNING at a point for corner in the center of County Road No. 4816 at the Northeast corner of the above cited Subject Tract;

THENCE N. 01 deg. 09 min. 02 sec. E., bearing a 3/8" iron rod found for witness at a distance of 100.12 feet, and continuing with the East line of said Subject Tract for a total distance of 497.92 feet to a 3/8" iron rod found for witness at the Southeast corner of said Subject Tract, from which a 1/2" iron rod found bears S. 81 deg. 36 min. 00 sec. W. a distance of 7.67 feet;

THENCE S. 80 deg. 23 min. 12 sec. W. with the South line of said Subject Tract a distance of 366.57 feet to a 1/2" iron rod found for corner at the Southwest corner of said Subject Tract;

THENCE N. 01 deg. 09 min. 02 sec. W. (Directional Control Line) with the West line of said Subject Tract, passing a 1/2" iron rod found for witness at a 1 1/2" iron pipe at a distance of 488.27 feet, and continuing with the West line of said Subject Tract for a total distance of 904.28 feet to a point for corner in the center of County Road No. 4816 at the Northwest corner of said Subject Tract;

THENCE N. 88 deg. 42 min. 24 sec. E. along the center of County Road No. 4816 and with the North line of said Subject Tract a distance of 366.59 feet to the POINT OF BEGINNING and containing 7.60 acres of land.