NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 08, 2017 and recorded under Clerk's File No. 2017-17143 and corrected via Affidavit recorded in Clerk's No. 2018-00367, in the real property records of HUNT County Texas, with Shelbi Bane, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guild Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Shelbi Bane, a single woman securing payment of the indebtedness in the original principal amount of \$141,414.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Shelbi Bane. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

BEING ALL THAT TRACT OF LAND IN HUNT COUNTY, TEXAS, OUT OF THE WILLIAM WILSON SURVEY, A-1142, AND BEING PART OF THAT CALLED 8 ACRES OF LAND DESCRIBED IN A DEED TO MOZELLE & FRED MCWHORTER AS RECORDED IN VOLUME 345, PAGE 360 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 04/07/2020

Earliest Time Sale Will Begin: 1:00 PM

The place of the sale shall be: HUNT County Courthouse, Texas at the following Location of Sale: location: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the prop parcels and/or to sell all or only part

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of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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.

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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Randy Daniel, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is: Codilis & Moody, P.C. 400 N. Sam Houston Pkwy E, Suite 900A Houston, TX 77060 (281) 925-5200

Executed on 02/06/2020.

<u>/s/ Angela K. Walter SBOT No. 24110505</u>, Attorney at Law Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A Houston, TX 77060
(281) 925-5200

Posted and filed by:_____

Printed Name: _____

C&M No. 44-20-0198

EXHIBIT A

BEING all that tract of land in Hunt County, Texas, out of the William Wilson Survey, A—1142, and being part of that called 8 acres of land described in a deed to Mozelle & Fred McWhorter as recorded in Volume 345, Page 360 of the Real Records of Hunt County, Texas, and being further described as follows:

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BEGINNING at a 5/8 inch steel rod set on the South line of F.M. Highway No. 1903, from which a 1/2 inch steel rod found capped "Stovali" on the West line of said 8 acres, and at the Northeast corner of that called 84.74 acres bears North 89 degrees 10 minutes 00 seconds West, 156.62 feet for witness;

THENCE South 89 degrees 10 minutes 00 seconds East (Bearing Basis), 346.27 feet along the South line of F.M. Highway No. 1903 to a concrete monument found at outback of said highway;

THENCE South 10 degrees 29 minutes 00 seconds East, 102.00 feet along said autback to a concrete monument found;

THENCE South 89 degrees 11 minutes 34 seconds East, 30.19 feet along the South line of said F.M. Highway No. 1803 to a point in the center of County Road No. 2208;

THENCE South 00 degrees 48 minutes 51 seconds East, 79.93 feet along the center of said County Road No. 2208 to a point for corner, from which a 5/8 inch steel rod set bears North 89 degrees 32 minutes 18 seconds West, 30.00 feet for witness;

THENCE North 89 degrees 32 minutes 18 seconds West, 398.58 feet to a 5/8 inch steel rod set for corner;

THENCE North 00 degrees 51 minutes 32 seconds East, 182.51 feet to the POINT OF BEGINNING, containing 1.56 acres of land.

Also being known as all that certain lot, tract or parcel of land being Lot 2 of the Hunt 1903 Addition, an Addition to Hunt County, Texas, according to the plat thereof recorded in Document No. 2017-07251, Cabinet H, Slide 140, Plat Records, Hunt County, Texas