

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 February 19, 2016 and recorded under Vol. 1004, Page 0530, in the real property records of JACK County Texas, with Larry Lathrom and wife, Chloe Lathrom as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for New Day Financial, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by **Larry Lathrom and wife, Chloe Lathrom** securing payment of the indebtedness in the original principal amount of \$135,000.00 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 Larry Lathrom and Chloe Lathrom. 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:
TRACT ONE:

TRACT OF LAND CONTAINING 7.34 ACRES IN THE J.W. FRAZIER SURVEY, ABSTRACT NO. 214, PART OF BLOCK NO. 4, PART OF BLOCK NO. 9 AND ALL OF LOTS NO. 7, NO. 8 AND NO. 9 OF BLOCK NO. 41 OF THE ORIGINAL TOWNSITE OF PERRIN, JACK COUNTY, TEXAS, BEING PART OF THE TRACTS CONVEYED TO BILLY AND PEGGY FERRELL RECORDED IN VOLUME 625, PAGE 556, DEED RECORDS OF JACK COUNTY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 10/05/2021

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: JACK County Courthouse, Texas at the following location: On the front steps or right inside the front door in the lobby on the 2nd floor of the Jack 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.

44-19-2610
JACK



4734484

FILED FOR RECORD

O'CLOCK M

AUG 3 1 2021

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY DEPUTY

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 property in one or more parcels and/or to sell all or only part 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 Guy Wiggs, Brenda Wiggs, David Stockman, Donna Stockman, Aurora Campos, Ramiro Cuevas, Michelle Schwartz, Jonathan Harrison, Patrick Zwiers, Kathy Arrington, Shawn Schiller, Lori McCarty, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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 08/30/2021.

/s/ Lisa Collins SBOT No. 24115338, 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. 44-19-2610

EXHIBIT A

THENCE North 89 degrees 42 minutes 41 seconds East a distance of 449.53 feet to a 5/8 inch iron rod found on the south line of Foxhall Street and the west line of Sumner Street being a northeast corner of the said Ferrell Tracts and Block No. 4.

THENCE South 00 degrees 17 minutes 19 seconds East a distance of 263.00 feet to an unmarked corner that fell in the edge of a storage building being a southeast corner of the said Ferrell Tracts.

THENCE South 89 degrees 42 minutes 41 seconds West a distance of 150.00 feet to a 5/8 inch iron rod found being an ell corner of the said Ferrell Tracts.

THENCE South 00 degrees 17 minutes 19 seconds East a distance of 227.00 feet to a 5/8 inch iron rod found on the north line of a 20 foot wide alley being the most southern southeast corner of the said Ferrell Tracts and the southeast corner of the said Lot No. 9.

THENCE South 89 degrees 42 minutes 41 seconds West a distance of 150.00 feet to the place of beginning.

TRACT TWO:

Tract of land being all of Lots No. 7, No. 8, No. 9, No. 10, No. 11 and No. 12 of Block No. 5 of the Original Townsite of Perrin, Jack County, Texas, being part of the tracts conveyed to Billy and Peggy Ferrell recorded in Volume 625, Page 556, Deed Records of Jack County, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found on the west line of Smith Street and the north line of a 20 foot wide alley being the southeast corner of this tract and the southeast corner of the said Lot No. 12.

THENCE South 89 degrees 42 minutes 41 seconds West a distance of 300.00 feet to an unmarked corner that fell in a pile of concrete on the east line of Sumner Street and the north line of the said alley being the southwest corner of this tract and the said Lot No. 7.

THENCE North 00 degrees 17 minutes 19 seconds West a distance of 140.00 feet to a 5/8 inch iron rod found on the east line of Sumner Street and the south line of Foxhall Street being the northwest corner of this tract and the said Lot No. 7.

THENCE North 89 degrees 42 minutes 41 seconds East a distance of 300.00 feet to a 5/8 inch iron rod found on the south line of Foxhall Street and the west line of Smith Street being the northeast corner of this tract and the said Lot No. 12.

THENCE South 00 degrees 17 minutes 19 seconds East a distance of 140.00 feet to the place of beginning.

TRACT THREE:

Tract of land being all of Lots No. 5 and No. 6 of Block No. 6 of the Original Townsite of Perrin, Jack County, Texas, being part of the tracts conveyed to Billy and Peggy Ferrell recorded in Volume 625, Page 556, Deed Records of Jack County, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found on the east line of Smith Street and the north line of Davis Street being the southwest corner of this tract and the southwest corner of the said Lot No. 6.

THENCE North 00 degrees 17 minutes 19 seconds West a distance of 140.00 feet to a 5/8 inch iron rod found on the east line of Smith Street and the south line of a 20 foot wide alley being the northwest corner of this tract and the said Lot No. 6.

THENCE North 89 degrees 42 minutes 41 seconds East a distance of 100.00 feet to a 5/8 inch iron rod found on the south line of the said alley being the northeast corner of this tract and the said Lot No. 5.

THENCE South 00 degrees 17 minutes 19 seconds East a distance of 140.00 feet to a 5/8 inch iron rod found on the north line of Davis Street being the southeast corner of this tract and the said Lot No. 5.

THENCE South 89 degrees 42 minutes 41 seconds West a distance of 100.00 feet to the place of beginning.