

2019-09 95

C&M No. 44-18-3585 / 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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: September 09, 2016

Grantor(s): Donald Tyson Conger and Lauren Trujillo Conger, husband and wife  
Original Trustee: Black, Mann and Graham, LLP  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Freedom Mortgage Corporation, its successors and assigns  
Recording Information: Vol. 462, Page 268, or Clerk's File No. 2016-1336, in the Official Public Records of LYNN 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:**

FIELD NOTES OF 13.026 ACRES, MORE OR LESS, OUT OF THE SOUTHWEST-FOURTH (SW/4) OF SECTION ELEVEN (11), PUBLIC SCHOOL LAND, LYNN COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 07/02/2019 Earliest Time Sale Will Begin: 10:00 AM

## 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 Terry Browder, Laura Browder, Marsha Monroe, Frederick Britton, Ramiro Cuevas, Jonathan Schendel, Doug Woodard, Kristie Alvarez, 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.



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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the LYNN 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.

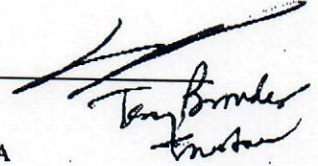
Executed on this the 6th day of June, 2019.

For Information:

"Auction.com  
1 Mauchly  
Irvine, CA 92618

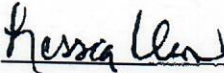


Nicole M. Barte, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200



Trustee

Posted and filed by:



Printed Name:

Lessie Clem

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EXHIBIT A  
Legal Description

The land hereinafter referred to is situated in the City of Tahoka, County of Lynn, State of TX, and is described as follows:  
Field Notes of 13.026 acres, more or less, out of the Southwest-fourth (SW1/4) of Section Eleven (11), Block D-23, Public School Land, Lynn County, Texas, and being described by metes and bounds as follows:

Beginning at a 3/8 inch iron rod found at the intersection of the South line of said Section 11 with the East right-of-way line of U.S. Highway No. 87 (RAW V. 160, P. 67, D.R.), for the Southwest corner of this tract, from which the Southwest corner of Section 11 bears N. 88 degrees 05 minutes 05 W, a deeded distance of 106.00 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

Thence N. 01 degrees 57 minutes 10 seconds E., along said East right-of-way of U.S. Highway No. 87, a distance of 606.10 feet to a 1/2 inch iron rod with cap marked "Newton Surveying" set for the Northwest corner of this tract;

Thence S. 88 degrees 05 minutes 05 seconds E., a distance of 936.00 feet to a 1/2 inch iron rod found for the Northeast corner of this tract;

Thence S. 01 degrees 57 minutes 10 seconds W., a distance of 606.10 feet to a 1/2 inch iron rod with cap marked "Newton Surveying" set in the South line of said Section 11, for the Southeast corner of this tract;

Thence N. 88 degrees 05 minutes 05 seconds W., along the South line of said Section 11, a distance of 936.00 feet to the Place of Beginning.

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 representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

