

C&S No. 44-16-3087 / VA / No / 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: January 16, 2013

**Grantor(s):** David A Kitchens and Linda G Kitchens, husband and wife

**Original Trustee:** Michael Burns, attorney at law

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

**Recording Information:** Vol. 954, Page 411, or Clerk's File No. 246109, in the Official Public Records of JASPER 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:**

BEING A 1.000 ACRE TRACT OF LAND OUT OF THE EPHRIAM THOMPSON SURVEY, ABSTRACT NO. 38, JASPER COUNTY, TEXAS AND BEING ALL OF THE SAME PROPERTY DESCRIBED AS 1.00 ACRE IN WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 15, 1991, FROM SAM T. SHANDLEY AND THOMAS ROGERS SHANDLEY TO WAYNE T. BRANSON AND LOUISE BRANSON AS RECORDED IN VOLUME 445, PAGE 182 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Date of Sale:** 01/02/2019 **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 Margie Allen as Substitute Trustee, Kyle Barclay as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor 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.



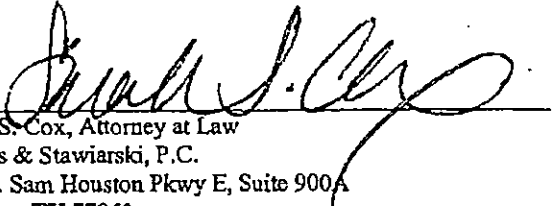
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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the JASPER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if 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 December, 2018.

**For Information:**

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

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

Posted and filed by:

Margie Allen

Printed Name:

Margie Allen

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EXHIBIT A

BEING a 1.000 acre tract of land out of the Ephiam Thompson Survey, Abstract No. 38, Jasper County, Texas and being all of the same property described as 1.00 acre in Warranty Deed With Vendor's Lien dated August 15, 1991, from Sam T. Shandley and Thomas Rogers Shandley to Wayne T. Branson and Louise Branson as recorded in Volume 445, Page 182 of the Deed Records of Jasper County, Texas, the said 1.000 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the westerly margin of County Road No. 168 for the northeasterly corner of the above referenced 1.00 acre tract of land;

THENCE N 80°16'00" W, with the northerly line of the above referenced 1.00 acre tract of land, a distance of 207.84 feet to a 3/4" iron pipe found for the northeasterly corner of the said 1.00 acre tract of land;

THENCE S 03°55'46" W, with the westerly line of the above referenced 1.00 acre tract of land, a distance of 209.66 feet to a 3/4" iron pipe found for the southwesterly corner of the said 1.00 acre tract of land;

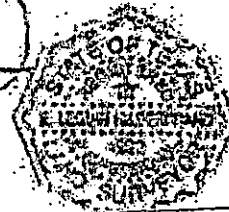
THENCE S 80°12'22" E, with the southerly line of the above referenced 1.00 acre tract of land, a distance of 209.28 feet to a 5/8" iron rod found in the westerly margin of County Road No. 168 for the southeasterly corner of the said 1.00 acre tract of land;

THENCE N 09°31'57" E, with the easterly line of the above referenced 1.00 acre tract of land and traversing with the westerly margin of County Road No. 168, a distance of 208.88 feet to the POINT OF BEGINNING, and containing within these bounds an area of 1.000 acres of land.

NOTE: The bearings cited herein are referenced to the northerly line of the above referenced 1.00 acre tract of land.

*E. Lequin Hildebrand*

E. Lequin Hildebrand  
RPLS No. 4922  
Surveyed December 10, 2012.



DEBBIE NEWMAN, COUNTY CLERK  
JASPER COUNTY, TEXAS

FILED DEC 10 2018

By *[Signature]*  
DEPUTY