

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-01755

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 7/5/2022  
Time: **The earliest time the sale will begin is 1:00 PM**  
Place: Lamar County Courthouse, Texas, at the following location: Lamar County Courthouse, 119 North Main, Paris, TX 75460  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

See attached, Exhibit A

**Commonly known as:** 930 BRANDYN PL PARIS, TX 75462

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 2/24/2016 and recorded in the office of the County Clerk of Lamar County, Texas, recorded on 3/2/2016 under County Clerk's File No 131499-2016, in Book -- and Page -- of the Real Property Records of Lamar County, Texas.

**Grantor(s):** JEREMY LYNN ARNOLD and LISA ARNOLD, HUSBAND AND WIFE  
**Original Trustee:** Michael Burns, Attorney At Law  
**Substitute Trustee:** Auction.com, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed Wilson, Ginnelle Czarnecki, Virginia Wentland, Bonnie Yoakum, Ted Stephens, Sherie White, Ed Henderson, Larry Pennington, Michael Wilson, Joe Hallonquist, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Sun West Mortgage Company, Inc., its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 24 DAY OF May, 2022

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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 referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$119,176.00, executed by JEREMY LYNN ARNOLD and LISA ARNOLD, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Sun West Mortgage Company, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

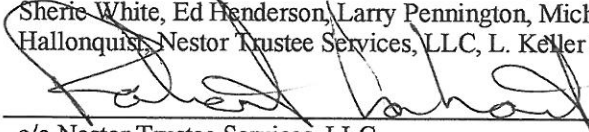
Freedom Mortgage Corporation  
10500 Kincaid Drive  
Fishers, IN 46037  
Phone: 855-690-5900

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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Dated: May 12, 2022

Auction.com, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston,  
Ronnie Hubbard, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Ed  
Wilson, Ginnelle Czarnecki, Virginia Wentland, Bonnie Y oakum, Ted Stephens,  
Sherie White, Ed Henderson, Larry Pennington, Michael Wilson, Joe  
Hallonquist, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz



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c/o Nestor Trustee Services, LLC  
2850 Redhill Blvd., Suite 240  
Santa Ana, CA 92705  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705

**EXHIBIT "A"**

**Situated with Limits of the City of Paris, in the County of Lamar, State of Texas, a part of the Joseph Leach Survey #524, and being a lot conveyed to Woodrow C. Plunkett and wife by deed recorded in Vol. 981, Page 182, in the Real Property Records of said County and State, said Plunkett lot being known as lot 3, block "O", of Morningside Estates, Phase 5, as recorded in Envelope 217-A, in the Plat Records of said County and State.**

**Beginning at a 3/8" iron pin found at the Northeast corner of said lot 3 and at the Southeast corner of lot 2, block "O", of said Morningside Estates, Phase 5.**

**Thence S 66°04'50" W a distance of 140.09' to a 3/8" iron pin found for corner at the Northwest corner of said lot 3 and at the Southwest corner of said lot 2;**

**Thence S 21°08'55" E along the East boundary line of Loop Highway 286 a distance of 109.62' to a concrete marker found for corner at the Southwest corner of said lot 3 and at the Northwest corner of lot 4, block "O", of said Morningside Estates, Phase 5;**

**Thence N 62° 43'27" E a distance of 149.991' to a 3/8" iron pin found at the Southeast corner of said lot 3 and at the Northeast corner of said lot 4;**

**Thence along the West boundary line of Brandyn Place as follows:**

**Northwesterly around a curve (with a radius of 188.70', with a chord bearing and length of N 30°15'40" W 59.05') to the right a distance of 59.29' to a 1/2" iron pin found;**

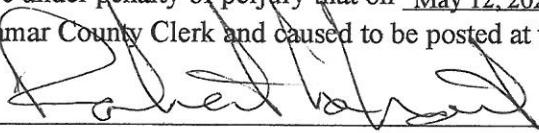
**N 20°57'32" W a distance of 42.08' to the point of beginning, and containing 0.343 acres of land.**

**CAD# R-13438**

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**CERTIFICATE OF POSTING**

My name is Robert La Mont, and my address is 1604 N 10th. St, Longview, TX 75601. I declare under penalty of perjury that on May 12, 2022 I filed at the office of the Lamar County Clerk and caused to be posted at the Lamar County courthouse this notice of sale.



Declarants Name: Robert La Mont

Date: May 12, 2022