

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 27th DAY OF Feb 18.

3010 Mahaffey, Paris, TX 75460

18-006730

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 4/3/2018
Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Lamar County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/08/2005 and recorded in the real property records of Lamar County, TX and is recorded under Clerk's File/Instrument Number, 00028448 with Freddy Hodges and Wendy Hodges (grantor(s)) and Linmac Financial dba Paramount Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Freddy Hodges and Wendy Hodges, securing the payment of the indebtedness in the original amount of \$65,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 0.2561 ACRE (11,154 SQUARE FOOT) TRACT OF LAND IN THE GEORGE W. COX SURVEY, ABSTRACT NO. 164, IN THE CITY OF PARIS, LAMAR COUNTY, TEXAS; BEING ALL OF LOT 4, BLOCK L OF TANGLEWOOD ADDITION NO. 6, AS RECORDED IN ENVELOPE 186-A OF THE LAMAR COUNTY PLAT RECORDS (L.C.P.R.); AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED MARCH 7, 1975, TO GEORGE M. YOUNG, RECORDED IN VOLUME 566, PAGE 706 OF THE LAMAR COUNTY DEED RECORDS (L.C.D.R.); SAID 0.2561 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS CITED HEREIN ARE BASED ON DUE EAST ALONG MAHAFFEY LANE PER ENV. 186-A, L.C.P.R.):

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF MAHAFFEY LANE (50 FEET WIDE PER ENV. 186-A, L.C.P.R.) FOR THE COMMON NORTH CORNER OF LOTS 3 AND 4 OF SAID BLOCK L, SAID LOT 3 BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED DATED MAY 24, 2002, TO FRANK J. HOMER, JR., RECORDED IN VOL. 1199, PG. 224 OF THE LAMAR COUNTY REAL PROPERTY RECORDS (L.C.R.P.R.);

1.) THENCE EAST (REFERENCE BEARING), ALONG THE SOUTH RIGHT-OF-WAY LINE OF MAHAFFEY LANE AND THE NORTH BOUNDARY LINE OF SAID BLOCK L, A DISTANCE OF 92.98 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE COMMON NORTH CORNER OF LOTS 4 AND 5 OF SAID BLOCK L, SAID LOT 5 BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED DATED JULY 30, 1990, TO GEORGE H. STRUVE, ET UX, RECORDED IN VOL. 169, PG. 12, L.C.R.P.R.;

2.) THENCE SOUTH, ALONG THE COMMON BOUNDARY LINE OF SAID LOTS 4 AND 5, A DISTANCE OF 119.97 FEET TO A 1/2-INCH IRON ROD WITH CAP SET IN THE NORTH BOUNDARY LINE OF LOT 9 OF SAID BLOCK L FOR THE COMMON SOUTH CORNER OF LOTS 4 AND 5, SAID LOT 9 BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED DATED SEPTEMBER 13, 2001, TO GARY DEE BALL, ET UX, RECORDED IN VOL. 1112, PG. 273, L.C.R.P.R.;



4648655



3.) THENCE WEST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 9, PASSING THE COMMON NORTH CORNER OF LOTS 9 AND 10 OF SAID BLOCK L, AND CONTINUING ALONG THE NORTH BOUNDARY LINE OF SAID LOT 10, A TOTAL DISTANCE OF 92.98 FEET TO A 1/2-INCH IRON ROD WITH CAP SET FOR THE COMMON SOUTH CORNER OF SAID LOTS 3 AND 4, SAID LOT 10 BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED DATED AUGUST 12, 1976, TO GLEN MCCULLOUGH, ET UX, RECORDED IN VOL. 582, PG. 623, L.C.D.R.;

4.) THENCE NORTH, ALONG THE COMMON BOUNDARY LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 119.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2561 ACRE OF LAND.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019



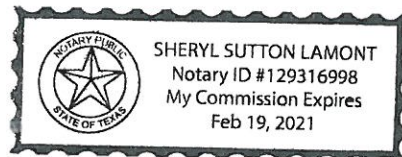
SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
David Sims, Allan Johnston, Sharon St. Pierre,
Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Robert LaMont, Harriett
Fletcher, Sheryl LaMont, David Sims, Sharon St.
Pierre, Aurora Campos, Jonathan Harrison, Markcos
Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher
Holub, Frederick Britton whose address is 1
Mauchly, Irvine, CA 92618

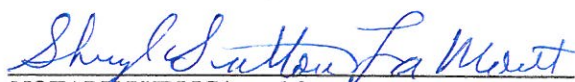
STATE OF TEXAS

COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of February, 2018.




NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: Feb 19, 2021
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ 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: _____
Date: _____