

C&S No. 44-17-5534 / VA / No / FILE NOS  
Freedom Mortgage Corporation

FILED FOR RECORD

2018 JUN 11 PM 12:18

CLERK TITUS CO TX

## 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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: May 25, 2017

Grantor(s): Gaylon Barrow and Glenda Gay Barrow, husband and wife

Original Trustee: Don Harris

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Low VA Rates, LLC, its successors and assigns

Recording Information: Clerk's File No. 20172062, in the Official Public Records of TITUS 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 LOT, TRACT OR PARCEL OF LAND SITUATED IN THE BERRY MERCHANT SURVEY, ABSTRACT NO. 358, TITUS COUNTY, TEXAS, AND THE CITY OF MT. PLEASANT, TITUS COUNTY, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED FROM RAY BOYD ET UX TO DARRELL POWELL ET UX, BY WARRANTY DEED, AS RECORDED IN VOLUME 855, PAGE 92, REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS, AND BEING A PART OF LOT 7, AND A PART OF LOT 8, BLOCK 77, AS SHOWN ON THE 1929 MAP OF MT. PLEASANT, BY GEO. G. EHRENBORG, (UNRECORDED), AND BEING A PART OF LOT 7, AND BEING A PART OF LOT 8, BLOCK 24, MILLER ADDITION, (UNRECORDED), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 08/07/2018 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 Harriett Fletcher as Substitute Trustee, David Sims as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard 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 specified, at least two hours after that time. If the sale is



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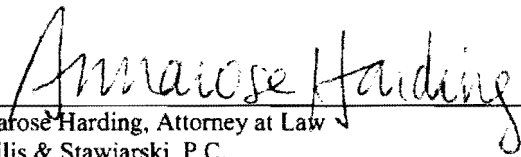
set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

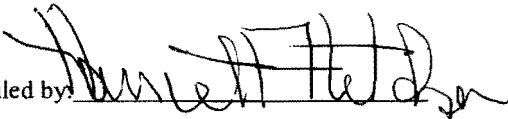
Executed on this the 7th day of June, 2018.

**For Information:**

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

  
Annarose Harding, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:

  
Printed Name: Harriett Fletcher 6-11-18

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EXHIBIT "A"

Being a lot, tract or parcel of land situated in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and the City of Mt. Pleasant, Titus County, and being all that certain tract of land conveyed from Ray Boyd et ux to Darrell Powell et ux, by Warranty Deed, as recorded in Volume 855, Page 92, Real Property Records, Titus County, Texas, and being a part of Lot 7, and a part of Lot 8, Block 77, as shown on the 1929 Map of Mt. Pleasant, by Geo. G. Ehrenborg, (Unrecorded), and being a part of Lot 7, and being a part of Lot 8, Block 24, Miller Addition, (Unrecorded), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the Northwest corner of said Powell tract, and the Southwest corner of a tract of land conveyed to Lela Reed, by deed recorded in Volume 527, Page 380, Deed Records, Titus County, Texas, said point lying in the West line of said Lot 7, in the East line of a tract of land conveyed to Jose Cardenas, by deed recorded in File #201200001291, Real Property Records, Titus County, Texas, and in the East line of Lot 6, Block 77, from said point, a chain link fence post found, bears South 22 Degrees 46 Minutes 57 Seconds West, a distance of 1.15 feet;

THENCE, South 89 Degrees 04 Minutes 46 Seconds East, along the North line of said Boyd tract, and the South line of said Reed tract, passing the East line of said Lot 7, and the West line of said Lot 8, and continuing the same course along the North line of said Boyd tract, and the South line of said Reed tract in all a total distance of 121.53 feet to a point for corner at the Northeast corner of said Boyd tract, and the Southeast corner of said Reed tract, said point lying in the East line of said Lot 8, and in the West line of North Edwards, (Unspecified Width R.O.W.), from said point, a 1 inch iron rod found, bears North 89 Degrees 04 Minutes 46 Seconds West, a distance of 0.22 feet, and a 1/2 inch iron rod previously found, North 00 Degrees 51 Minutes 45 Seconds East, a distance of 61.91 feet;

THENCE, South 00 Degrees 51 Minutes 45 Seconds West, along the East line of said Boyd tract, the East line of said Lot 8, and the West line of said North Edwards, a distance of 60.13 feet to a 1/2 inch iron rod found at the Southeast corner of said Boyd tract, the Southeast corner of said Lot 8, the Northeast corner of the remainder of a tract of land, called Tract One, conveyed to BEBL Properties, LLC, by deed recorded in File #20152326, Public Records, Titus County, Texas, and the Northeast corner of Lot 1, Block 77;

THENCE, North 89 Degrees 04 Minutes 46 Seconds West, along the South line of said Boyd tract, the South line of said Lot 8, the North line of the remainder of said Tract One, and the North line of said Lot 1, passing at a distance of 60.00 feet, a 1/2 inch iron rod found marked (CBG INC) at the Southwest corner of said Lot 8, the Northwest corner of the remainder of said Tract, One, the Northwest corner of said Lot 1, the Northeast corner of a 0.21 acre tract of land conveyed to Whyco Investments, by deed recorded in File #201100003834, Real Property Records, Titus County, Texas, the Northeast corner of Lot 2, Block 77, and the Southeast corner of said Lot 7, and continuing the same course along the South line of said Boyd tract, the South line of said Lot 7, the North line of said 0.21 acre tract, and the North line of said Lot 2 in all a total distance of 121.53 feet to a point for

corner at the Southwest corner of said Boyd tract, the Southwest corner of said Lot 7, the Northwest corner of said Lot 2, the Northeast corner of Lot 3, Block 77, the Southeast corner of said Cardenas tract, and the Southeast corner of said Lot 6, from said point, a 5/8 inch iron rod found at the Northwest corner of said 0.21 acre tract, bears North 89 Degrees 04 Minutes 46 Seconds West, a distance of 15.94 feet, and a chain link fence post found, bears North 19 Degrees 03 Minutes 54 Seconds East, a distance of 0.78 feet;

THENCE, North 00 Degrees 51 Minutes 45 Seconds East, along the West line of said Boyd tract, the West line of said Lot 7, the East line of said Cardenas tract, and the East line of said Lot 6, a distance of 60.13 feet to the POINT OF BEGINNING and CONTAINING 7,307 square feet or 0.17 acre of land.