

JUN 11 2018

C&S No. 44-16-3375 / VA / No / FILE NOS
Freedom Mortgage Corporation

NOTICE OF TRUSTEE'S SALE

MARK STAPLES
County Clerk, Anderson County, Texas
By SW Deputy

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: April 30, 2015

Grantor(s): Robert Warren Wilson Jr joined herein pro forma by his wife, Christina L Wilson

Original Trustee: Allan B Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for AMCAP Mortgage LTD. dba Major Mortgage, Co., its successors and assigns

Recording Information: Vol. 2463, Page 0509, or Clerk's File No. 201503347, in the Official Public Records of ANDERSON 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF THE DANIEL FARIS SURVEY, ABSTRACT NO. 286, ANDERSON COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN CALLED 10.00 ACRE TRACT CONVEYED TO JAMES OUTLAW ET UX BY LARRY D. MILLER, MAY 13, 1998, RECORDED IN VOLUME 1551, PAGE 501 OF THE DEED RECORDS OF ANDERSON COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 07/03/2018 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 Lori Garner as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims 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 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.

44-16-3375
ANDERSON



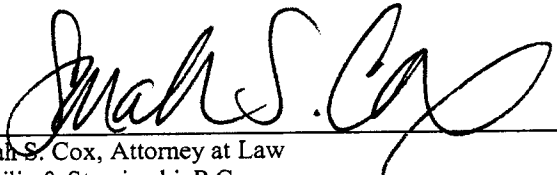
4660470

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



Sarah S. Cox, 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:


Lori Garner

C&S No. 44-16-3375 / VA / No
Freedom Mortgage Corporation

EXHIBIT "A"

ALL that certain tract or parcel of land, being a part of the DANIEL FARIS SURVEY, ABSTRACT NO. 286, Anderson County, Texas, also being all of that certain called 10.00 acre tract conveyed to James Outlaw et ux by Larry D. Miller, May 13, 1998, recorded in Volume 1551, page 501 of the Deed Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod found for corner at the Northeast corner of the above mentioned Outlaw 10.00 acre tract and the Southeast corner of a called 10.00 acre tract described in Volume 1537, page 7 of the Deed Records of Anderson County, Texas, in the West line of a called 20 acre tract described in Volume 1479, page 26 of the Deed Records of Anderson County, Texas, the East line of the Daniel Paris Survey, A-286, and the West line of the Hansford Hanks Survey, A - 365.

THENCE S 1° 48' 35" W with the East line of said Outlaw 10.00 acre tract, the West line of said 20 acre tract, the West line of a called 140 acre tract described in Volume 72, page 115 of the Deed Records of Anderson County, Texas, the East line of the Daniel Paris Survey, A - 286, and the West line of the Hansford Hanks Survey, A - 365, a distance of 343.41 feet to a 1/2" Iron Rod found for corner at the Southeast corner of said Outlaw 10 acre tract and the Northeast corner of a called 10.00 acre tract described in Volume 1563, page 220 of the Deed Records of Anderson County, Texas.

THENCE S 89° 30' 14" W with the South line of said Outlaw 10.00 acre tract and the North line of said 10.00 acre tract described in Volume 1563, page 220 of the Deed Records of Anderson County, Texas, a distance of 1280.92 feet to a 1/2" Iron Rod found for corner at the Southwest corner of said Outlaw 10.00 acre tract and the Northwest corner of said 10.00 acre tract described in Volume 1551, page 501 of the Deed Records of Anderson County, Texas, in the East line of a called 6.355 acre tract described in Volume 1773, page 216 of the Deed Records of Anderson County, Texas, and in the center line of oiled County Road No. 404, from which a found 1/2" Iron Rod Brs. N 89° 30' 14" E - 38.00 feet.

THENCE in a Northerly direction with the West line of said Outlaw 10.00 acre tract, the East line of said 6.355 acre tract, the East line of a called 3.41 acre tract described in Volume 1621, page 856 of the Deed Records of Anderson County, Texas, and the center line of oiled County Road No. 404 as follows: N 1° 40' 59" E - 52.18 feet, N 7° 10' 06" E - 266.86 feet and N 1° 46' 37" E - 26.53 feet to a 1/2" Iron Rod found for corner at the Northwest corner of said Outlaw 10.00 acre tract and the Southwest corner of said 10.00 acre tract described in Volume 1537, page 7 of the Deed Records of Anderson County, Texas, from which a found 1/2" Iron Rod Brs. N 89° 30' 14" E - 30.09 feet.

THENCE N 89° 30' 14" E with the North line of said Outlaw 10.00 acre tract and the South line of said 10.00 acre tract described in Volume 1537, page 7 of the Deed Records of Anderson County, Texas, a distance of 1256.11 feet to the place of beginning, containing 10.00 acres of land of which 0.20 of an acre is in oiled County Road No. 404.