

C&S No. 44-18-3147 / VA / Yes / 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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: December 03, 2014

Grantor(s): Bobbie J. Fowler and Tong Pun Fowler husband and wife as tenants by the entirety with rights of survivorship

Original Trustee: Calvin C. Mann, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Freedom Mortgage Corporation, its successors and assigns

Recording Information: Vol. 0624, Page 3937, or Clerk's File No. 20140002069, in the Official Public Records of WILLACY 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 TRACT CONTAINING 1.77 ACRES OF LAND, CONSISTING OF 0.06 ACRES OUT OF OUTLOT SEVENTY EIGHT (78), AND 1.71 ACRES OUT OF OUTLOT SEVENTY NINE (79), OF THE SEBASTIAN TOWNSITE, AS RECORDED IN VOLUME 2, PAGE 182 OF THE TRANSCRIBED RECORDS (CAMERON COUNTY TO WILLACY COUNTY), WILLACY COUNTY, TEXAS; SAID 1.77 ACRE TRACT 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: 12:00 PM

## 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** Julie Martin as Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Sandra Mendoza as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Carol Evangelisti as Successor Substitute Trustee, Marcia Chapa as Successor Substitute Trustee, Martha Boeta as Successor Substitute Trustee, Connie Medley as Successor Substitute Trustee, Constance Lewis as Successor Substitute Trustee, Montgomery Medley as Successor Substitute Trustee, Clyde Cobb as Successor Substitute Trustee, Sarah Champine-Garcia as Successor Substitute Trustee, Barbara Sandoval as Successor Substitute Trustee, Joyce Trevino as Successor Substitute Trustee, Monty Medley 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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WILLACY 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 9th day of November, 2018.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618



Nicole M. Bartee, 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: 

Printed Name: Connie Cobb

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EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract containing 1.77 acres of land, consisting of 0.06 acres out of Outlot Seventy Eight (78) and 1.71 acres out of Outlot Seventy Nine (79), of the Sebastian Townsite, as recorded in Volume 2, Page 182 of the Transcribed Records (Cameron County to Willacy County), Willacy County, Texas; Said 1.77 acre tract being more particularly described as

follows:

COMMENCING at a point on the centerline of County Line Road, being the Southeast corner of said Outlot 78 and the Southwest corner of said Outlot 79;

THENCE, along the centerline of said County Line Road and the South line of said Outlot 78, North 80 degrees 44 minutes 30 seconds West, a distance of 5.01 feet to a point;

THENCE, departing the centerline of said County Line Road and the South line of said Outlot 78, North 00 degrees 49 minutes 42 seconds West, a distance of 25.00 feet to a ½ inch iron rod set for reference on the North Right of Way line of said County Line Road for the POINT OF BEGINNING and the Southwest corner of the herein described tract;

THENCE, North 00 degrees 49 minutes 42 seconds West, a distance of 545.55 feet to a 1/2 inch iron rod found on the North line of said Outlot 78 for the Northwest corner of the herein described tract;

THENCE, along the North line of said Outlot 78 and of the aforementioned Outlot 79, North 89 degrees 13 minutes 03 Seconds East, a distance of 138.35 feet to a ½ inch iron rod set for the Northeast corner of the herein described tract;

THENCE, departing the North line of said Outlot 79, South 00 degrees 49 minutes 42 seconds East, a distance of 570.05 feet to a ½ inch iron rod found on the North Right of Way line of the aforementioned County Line Road for the Southeast corner of the herein described tract;

THENCE, along the North Right of Way line of said County Line Road, North 80 degrees 44 minutes 30 seconds West, a distance of 140.52 feet to the POINT OF BEGINNING and containing 1.77 acres of land.

Also known as 182 County Line Rd, Sebastian, TX 78594

FILED + Reated  
COUNTY COURT

10:53  
am

FEB 13 2014

SUSANA R. GARZA, CLERK  
WILLACY COUNTY, TEXAS

BY: Deputy

*Alicia M. Guerra*