

FILED  
AT 12:20 O'CLOCK P M

APR 15 2019

C&S No. 44-19-0238 / FHA / Yes / RECORD NOS  
Freedom Mortgage Corporation

**NOTICE OF TRUSTEE'S SALE**

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

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:** March 20, 2015

**Grantor(s):** Shanda Cook, an unmarried woman

**Original Trustee:** Allan B. Polunsky

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as Nominee for BBMC Mortgage, LLC, its successors and assigns

**Recording Information:** Clerk's File No. 2015-00326976, in the Official Public Records of ANGELINA 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 LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT NO. 2-B OF FOREST HIDEAWAY NO. TWO, A SUBDIVISION TO ANGELINA COUNTY, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET E, SLIDE 74-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, ALONG WITH A NON-EXCLUSIVE ACCESS EASEMENT INTO BOURROUS DRIVE AS SHOWN ON THE OFFICIAL MAP/PLAT OF RECORD IN CABINET E, SLIDE 74-A AND ALSO AS SHOWN IN CABINET E, SLIDE 15 A&B AND 16-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART FOR ALL PURPOSES.

**Date of Sale:** 06/04/2019 **Earliest Time Sale Will Begin:** 1:00 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 Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Karen Lilley, Allan Johnston, Evan Press, Kathleen Adkins, Sharon St. Pierre, Ronnie Hubbard, Darla Boetcher, Frederick Britton, Kristopher Holub, Patrick Zwiers, Shawn Schiller, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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 time of the sale shall have no further recourse against the Mortgagee, the Mortgagee's attorney, or the Mortgagee's attorney.

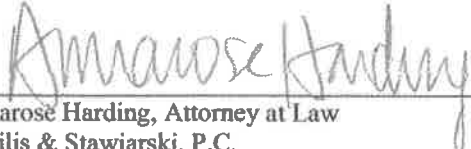


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 11th day of April, 2019.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618


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

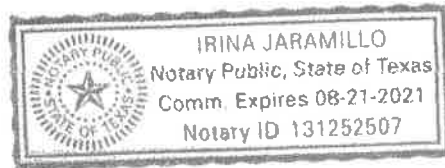
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 11th day of April, 2019.

  
Notary Public  
Signature



Posted and filed by: 

Printed Name: Sheryl LaMont 4-15-19

C&S No. 44-19-0238 / FHA / Yes  
Freedom Mortgage Corporation

## *EXHIBIT A*

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT NO. 2-B OF FOREST HIDEAWAY NO. TWO, A SUBDIVISION TO ANGELINA COUNTY, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET E, SLIDE 74-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, ALONG WITH A NON-EXCLUSIVE ACCESS EASEMENT INTO BOURROUS DRIVE AS SHOWN ON THE OFFICIAL MAP/PLAT OF RECORD IN CABINET E, SLIDE 74-A AND ALSO AS SHOWN IN CABINET E, SLIDE 15 A&B AND 16-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

SUBJECT TO ANY AND ALL VALIDLY EXISTING EASEMENTS, RIGHTS OF WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT; ALL PRESENTLY RECORDED AND VALIDLY EXISTING INSTRUMENTS, OTHER THAN CONVEYANCES OF THE SURFACE FEE ESTATE, THAT AFFECT THE PROPERTY; AND TAXES FOR 2011, WHICH GRANTEE ASSUMES AND AGREES TO PAY, AND SUBSEQUENT ASSESSMENTS FOR THAT AND PRIOR YEARS DUE TO CHANGE IN LAND USAGE, OWNERSHIP, OR BOTH, THE PAYMENT OF WHICH GRANTEE ASSUMES.

DEED TYPE: WARRANTY DEED BETWEEN MICKEY F. BOWSER AND PEGGY B. BOWSER AND SHANDA COOK DATED 6/23/2011, RECORDED 6/28/2011 IN INSTRUMENT NO. 2011-00281652.  
CONSIDERATION: \$27,200.00

18-02395  
608 WILLOW OAK DR., LUFKIN, TX 75901

FILED  
AT 2:05 O'CLOCK P.M.  
APR 15 2019

**NOTICE OF FORECLOSURE SALE**

Property:

The Property to be sold is described as follows:

Lot No. Eight (8), Block No. Four (4) of INWOOD TERRACE, a subdivision in the City of Lufkin, Texas, as the same appears upon the official map or plat of record in Cabinet A, Slide 88-B of the Map and Plat Records of Angelina County, Texas.

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By mcs

Security Instrument:

Deed of Trust dated November 1, 2016 and recorded on November 2, 2016 at Instrument Number 2016-00345711 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information:

June 4, 2019, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Courthouse Annex, located at 606 East Lufkin Ave., Lufkin, Texas in the hall outside of the Commissioner's Courtroom adjacent to the atrium, or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by ERIN ASHLEY GALLAGHER AND CHRISTOPHER GALLAGHER secures the repayment of a Note dated November 1, 2016 in the amount of \$121,703.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**



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**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.**



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Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

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Substitute Trustee(s): Sheryl LaMont, Robert LaMont,  
Ronnie Hubbard, Sharon St. Pierre, Allan Johnston,  
Kathleen Adkins, Evan Press, Stephanie Kohler,  
Catrena Ward, Reid Ruple, David Sims, Harriett  
Fletcher, Karen Lilley  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

**Certificate of Posting**

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ANGELINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).