

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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: May 09, 2016

Grantor(s): Billy Barlow, a single man

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for First Choice Loan Services, Inc., its successors and assigns

Recording Information: Vol. 01689, Page 00211, or Clerk's File No. 01601550, in the Official Public Records of FREESTONE County, Texas.

Current Mortgagee: AmeriHome Mortgage Company, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 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.

Date of Sale: 05/02/2017 **Earliest Time Sale Will Begin:** 10:00 AM

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 Mortgagee, the Mortgagee's attorney.

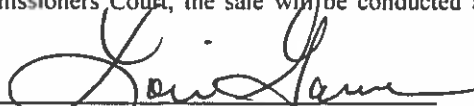
Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE R.B. LONGBOTHAM SURVEY, A-16, FREESTONE COUNTY, TEXAS, BEING 3.19 ACRES OF LAND AND BEING ALL OF THE LAND DESCRIBED IN A DEED FROM MONICA SUE BOMAR SCHOENING, ET AL TO DUANE E. MAY AND WIFE JEAN ANN MAY, DATED JANUARY 5, 1984 AND RECORDED IN VOLUME 655, PAGE 602, DEED RECORDS FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


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, Aurora Campos as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Sharon St Pierre as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4615993

STATE OF TEXAS

COUNTY OF himestone

Before me, the undersigned Notary Public, on this day personally appeared Hori Garnn as Substitute Trustee, 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.

Given under my hand seal of office this 10th day of April, 2017.

Kim Baldwin

Notary Public
Signature



EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the E.B. Longbotham Survey, A-16, Freestone County, Texas, being 3.19 acres of land and being all of the land described in a deed from Monica Sue Bomar Schoening, et al to Duane E. May and wife Jean Ann May, dated January 5, 1984 and recorded in Volume 655, Page 602, Deed Records Freestone County, Texas. Said 3.19 acre tract described to wit.

Beginning at a 1/2" iron rod found for the southwest corner of said 3.19 acre tract, said point being the southeast corner of the John E. Dickens, 5.01 acre tract, Vol. 577, Pg. 908, said point being in the north r.o.w. of Brazos St. (50' r.o.w.);

THENCE North 1 degree 31 minutes 36 seconds East, (Basis of Bearing per deed, Vol. 655, Pg. 602) 466.67 feet along the east fence of the Dickens tract to a 1/2" iron rod found for this northwest corner, said point being in the south fence of the Lora McDaniel tract, Vol. 298, Pg. 97;

THENCE South 89 degrees 01 minutes East, 293.33 feet along an old fence on said south line to a 1/2" iron rod found for this northeast corner, said point being the northwest corner of the T. Galbreath, 2.5 acre tract, Vol. 635, Pg. 507;

THENCE South 1 degree 27 minutes 03 seconds West, 478.54 feet along an old fence (mostly down) along the west line of said 2.5 acre tract, to a 1/2" iron rod found for this southeast corner in the north r.o.w. of Brazos St.;

THENCE North 89 degrees 42 minutes 19 seconds West, 294.09 feet to the point of beginning, containing 3.19 acres of land, more or less.

I hereby certify that the above description depicts an on the ground survey made by me or under my directions, at the request of Larry L. Hutson, during January 1999 and that the facts as stated herein are those found at the time of said survey.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 10, 2017 AT 01:51P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 140918
By: Alicia Dossett, Deputy