

C&S No. 44-17-4835 / Home Equity / Yes / FILE NOS
RoundPoint Mortgage Servicing Corporation

FILED
AT 3:30 O'CLOCK P M
MAR 11 2019

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: September 24, 2015

Grantor(s): James E. Lucas and Marlene Lucas husband and wife as joint tenants

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee of Royal United Mortgage LLC, its successors and assigns

Recording Information: Clerk's File No. 2015-00332860, in the Official Public Records of ANGELINA County, Texas.

Current Mortgagee: RoundPoint Mortgage Servicing Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd, Buildings 6 & 8, Charlotte, NC 28217 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 OUT OF THE SAMUEL MANTOOTH SURVEY, A-462, BEING A PART OR PORTION OF THAT CERTAIN 5.56 ACRE TRACT ON THE A, VARILLA SURVEY, A-49 AND THE SAMUEL MANTOOTH SURVEY, A-462 DESCRIBED IN A DEED FROM ERNESTINE GIPSON KERR AND HUSBAND, DARWIN CONNER KERR TO WADE KEENE AND WIFE, IRENE KEENE, RECORDED IN VOLUME 169, PAGE 211, DEED RECORDS, ANGELINA COUNTY, TEXAS, SAID 1 ACRE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 04/02/2019 **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 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, or the Mortgagee's attorney.



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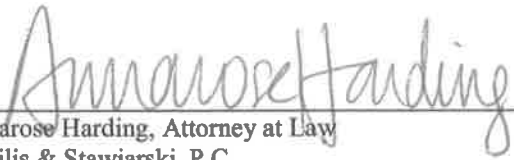
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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or 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 7th day of March, 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

Posted and filed by:



Printed Name:

Sheryl LaMont
03-11-19

C&S No. 44-17-4835 / Home Equity / Yes
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Exhibit "A"
LEGAL DESCRIPTION

File No: 08-01161292

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF THE SAMUEL MANTOOTH SURVEY, A-462, BEING A PART OR PORTION OF THAT CERTAIN 5.56 ACRE TRACT ON THE A, VARILLA SURVEY, A-49 AND THE SAMUEL MANTOOTH SURVEY, A-462 DESCRIBED IN A DEED FROM ERNESTINE GIPSON KERR AND HUSBAND, DARWIN CONNER KERR TO WADE KEENE AND WIFE, IRENE KEENE, RECORDED IN VOLUME 169, PAGE 211, DEED RECORDS, ANGELINA COUNTY, TEXAS, SAID 1 ACRE BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NW CORNER OF THE SAID 5.56 ACRE TRACT AT THE INTERSECTION OF THE WBL OF THE SAID MANTOOTH SURVEY AND THE SBL OF AIRPORT AVE., A STAKE FOR CORNER NEAR FENCE CORNER;

THENCE NORTH 69-30 E WITH THE NBL OF THE SAID 5.56 ACRE TRACT AND THE SBL OF AIRPORT AVENUE, AT 187 FEET A STAKE FOR CORNER;

THENCE S 20 E AT 329.3 FEET A STAKE FOR CORNER IN THE SWBL OF THE SAID 5.56 ACRE TRACT AND IN THE NEBL OF THE E.T.R.R. RIGHT-OF-WAY;

THENCE N 63-42 W WITH THE SWBL OF THE SAID 5.56 ACRE TRACT AND THE NEBL OF THE SAID RIGHT-OF-WAY AT 270.7 FEET A STAKE FOR CORNER AT FENCE CORNER;

THENCE N 20 W WITH THE WEST LINE OF SAID MANTOOTH SURVEY AT 132 FEET THE CORNER OF BEGINNING, AND CONTAINING 1 ACRE OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. LUCAS AND MARLENE DALAHITE BY DEED FROM RODNEY CHARLES PAULETTE, JOINED HEREIN PROFORMA BY HIS WIFE, DIANE PAULETTE RECORDED 05/20/2002 IN DEED BOOK PAGE 1575/68, IN THE REGISTER'S OFFICE OF ANGELINA COUNTY, TEXAS.