

FILED
AT 2:37 CLOCK PM

MAY 14 2018

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By *[Signature]*

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
WILLIS, CAROLYN
607 CARROL AVENUE, LUFKIN, TX 75904

FHA 5120091446703
Firm File Number: 18-029954

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 9, 2011, CAROLYN L WILLIS, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2011-00277764, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **June 5, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Angelina** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

SEE EXHIBIT A

Property Address: 607 CARROL AVENUE
LUFKIN, TX 75904
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Sheryl LaMont
SUBSTITUTE TRUSTEE 5-14-18
Kim Hinshaw, Kathleen Adkins, , Evan Press, *(Sheryl LaMont)* Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Ronnie Hubbard, Allan Johnston, Beatrice Carrillo, John McCarthy, Kevin McCarthy or Zach McCarthy
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

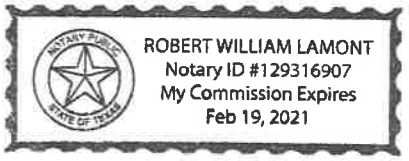
THE STATE OF TEXAS

COUNTY OF SREGG

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared *Sheryl LaMont*, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of May 2018.

[Signature]
NOTARY PUBLIC in and for
SREGG COUNTY,
My commission expires: 02-19-2021
Type or Print Name of Notary
Robert William LaMont



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 military service to the sender of this notice immediately.

Exhibit "A"
Legal Description

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. L. QUINALTY SURVEY, ABSTRACT NO. 40 and being all of that certain 0.528-acre tract described in a deed from Charles R. King to Jenny F. King dated April 6, 1992 and recorded in Volume 887 on Page 234 of the Deed Records of Angelina County, Texas (said 0.528 acre tract including a portion of Lot No. 1 of Block No. 14 and Lot No. 8 of Block No. 8 of SUSSEX DOWNS SUBDIVISION, a subdivision in the City of Lufkin, Texas, as recorded in Cabinet A on Slide 53-A and 53-B of the Map and Plat Records of Angelina County, Texas) to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the West corner of the aforesaid referred to Lot No. 1, the West corner of the aforesaid referred to 0.528 acre tract, and the North corner of Lot No. 2 of the aforesaid referred to Block No. 14, a 1/2" pipe found for corner in the Southeast right-of-way line of Carrot Avenue (50 feet wide right-of-way), said pipe witnessed by a 3/8" rod found for the West corner of the said Lot No. 2 bearing S 57° 10' 47" W 74.94 feet and a power pole bearing N 70° E 10.7 feet;

THENCE N 57° 38' 33" E (called N 55° 47' 13" E) with the Northwest boundary line of the said Lot No. 1, the Northwest boundary line of the aforesaid referred to Lot No. 8, the Northwest boundary line of the said 0.528 acre tract, and the Southeast right-of-way line of the said Carrot Avenue, at 156.91 feet (called 157.00 feet) the North corner of the said 0.528 acre tract and the West corner of that certain tract described in a deed from Jackie Wayne Jordan, et tot to J.L. Tinkle dated December 7, 1977 and recorded in Volume 469 on Page 193 of the Deed Records of Angelina County, Texas, a V2" rod found for corner witnessed by a 1.4" pipe found for the North corner of Lot No. 7 of the aforesaid Block No. 8 bearing N 57° 31' 11" E 134.90 feet;

THENCE S 32° 15' 03" E (called S 35° 03' 05" E) with the Northeast boundary line of the said 0.528 acre tract and the Southwest boundary line of the said Tinkle tract (called to be 60 feet from and parallel to the East boundary line of Lot No. 8), at 137.53 feet (called 137.1 in Tinkle deed - called to be a point, called 188.29 feet (calculated 138.29 feet) in King deed - called to be 1/2" rod) the East corner of the said 0.528 acre tract and the South corner of the said Tinkle tract, a 60d nail set for corner in the Southeast boundary line of that certain tract described in a deed from J.L. Tinkle, et ux to Jackie Wayne Jordan, et ox dated December 7, 1977 and recorded in Volume 469 on Page 342 of the Deed Records of Angelina County, Texas, said 60d nail witnessed by a point calculated for the South corner of the said Lot No. 7 and the East corner of the said Tinkle to Jordan tract (469/342) bearing N 50° 15' 41" E 60.47 feet, a W" pipe found for the East corner of the said Lot No. 7 bearing N 76° 12' 18" E 142.21 feet, a V2" pipe bearing N 44° 03' 47" E 1.84 feet, and a 1S" rod bearing N 62° 58' 30" E 2.19 feet;

THENCE two calls with the Southeast boundary line of the said 0.528 acre tract as follows:

(1) S 50° 13' 14" W (called S 49° 00' 00" W) with the Southeast boundary line of the said Tinkle to Jordan tract (469/342), land to the Southeast is the residue of that certain 4 acre tract described as Tract No. 4 in a deed from Donald Stalling to Jimmy L. Tinkle, et dated August

Exhibit "A"
Legal Description

31, 1973 and recorded in Volume 404 on Page 356 of the Deed Records of Angelina County, Texas (see volume 101, page 131 for actual description), at 93.12 feet (called 155.27 feet but calculated to be 95.23 feet), the South corner of the said Tinkle to Jordan tract (469/342), the North corner of Lot No. 5 of the aforesaid referred to Block No. 14, and the East corner of the aforesaid Lot No. 1, a 1/2" pipe found for corner;

(2) S 57° 16' 27" W (called S 55° 16' 34" E) with the Southeast boundary line of the aforesaid Lot No. 1 and the Northwest boundary line of the said Lot No. 5, at 62.87 feet (called 63.05) the South corner of the said 0.528 acre tract, the South corner of the said Lot No. 1, and the East corner of the aforesaid Lot No. 2, a/a" pipe found for corner witnessed by a fence corner bearing N 03° W 6.8 feet;

THENCE N 32° 54' 34" W (called N 34° 45' 04" W) with the Southwest boundary line of the said 0.528 acre tract, the Southwest boundary line of the said Lot No. 1, and the Northeast boundary line of the said Lot No. 2, at 149.97 feet (called 150.00 feet) the point and place of beginning and containing 0.523 acre of land, more or less.

Tax/Parcel ID: