

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County

Deed of Trust Dated: January 13, 2014

Amount: \$72,289.00

Grantor(s): VIEL COOPER, JR.

Original Mortgagee: JPMORGAN CHASE BANK, N.A.

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 2014-00313448

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS VIEL COOPER, JR. is deceased.

Date of Sale: June 5, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

KIM HINSHAW OR 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 have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.


NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-005123

 5-14-18
KIM HINSHAW OR 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 Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254


FILED
AT 2:00 O'CLOCK P M
MAY 14 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By 

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 0691-376-018-000-00

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the L. FINLEY SURVEY, ABSTRACT NO. 691 and being all of that certain 0.5 acre tract described in a deed from Bill Burris, et ux to Texas Rainy Day Investments, Inc. dated July 23, 2007, and recorded in Document No. 2007-00232526 of the Deed Records of Angelina County, Texas, to which reference is 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 Southeast corner of the aforesaid referred to TRDI 0.5 acre tract, the Northeast corner of that certain 0.5 acre tract described as Tract No. One in a deed from Clement C. McDaniel, et ux to Henry C. Hankins, et ux dated January 19, 1972, and recorded in Volume 384 on Page 90 of the Deed Records of Angelina County, Texas, and a corner of that certain 0.71 acre tract described as Tract No. Two in a deed from Clement C. McDaniel, et ux to Henry C. Hankins, et ux dated January 19, 1972, and recorded in Volume 384 on Page 90 of the Deed Records of Angelina County, Texas, a 1/2 inch pipe found for corner (deed description of 0.71 acre tract calls the 1/2 inch pipe to be the Southeast corner of the said TRDI 0.5 acre tract), said pipe witnessed by a fence corner bearing South 37° West, 0.3 feet:

THENCE North 89° 28' 29" West (called West) with the South boundary line of the said TRDI 0.5 acre tract and the North boundary line of the said Hankins 0.5 acre tract, at 208.24 feet (called 208.7 feet) the Southwest corner of the said TRDI 0.5 acre tract and the Northwest corner of the said Hankins 0.5 acre tract, a 1/2 inch pipe set for corner in the East right-of-way line of F. M. Highway No. 58 (original right-of-way per right-of-way plans - 80 feet), said pipe witnessed by a power pole bearing South 18° East, 3.7 feet, said pipe being approximately 12.1 feet from the back of curb:

THENCE North 10° 13' 19" West (called North 08' West) with the West boundary line of the said TRDI 0.5 acre tract and the East right-of-way line of the said F. M. Highway No. 58 (Chestnut Drive), at 10.99 feet pass on line a concrete right-of-way monument, at 104.40 feet (called 104.4 feet) the Northwest corner of the said TRDI 0.5 acre tract and the Southwest corner of that certain 0.5 acre tract described in a deed in (partial) distribution of estate from Cary Douglas Crager, Independent Administrator of the Estate of Carroll Edward Crager, deceased, to Cary Douglas Crager dated May 12, 2005, and recorded in Volume 2185 on Page 167 of the Deed Records of Angelina County, Texas, a 1/2 inch pipe set for corner approximately 13.3 feet from the back of curb, said pipe witnessed by a concrete right-of-way monument bearing North 10° 13' 19" West, 523.13 feet, a 1/2 inch pipe bearing North 10° 43' 37" West, 104.50 feet, a power pole bearing North 80° East, 6.0 feet, and a fence corner bearing North 75° East, 7.4 feet;

THENCE North 89° 58' 44" East (called East) with the North boundary line of the said TRDI 0.5 acre tract (deed description called to go with the South line of the Crager tract) and the South boundary line of the Crager 0.5 acre tract (as per resurvey by Texas Surveying Associates in April 2007), at 0.44 feet pass on line

a 1/2 inch rod found for reference, at 209.43 feet (called 208.7 feet) the Northeast corner of the said TRDI 0.5 acre tract (deed description called to go to the Crager Southeast corner) and the Southeast corner of the said Crager 0.5 acre tract (as per resurvey by Texas Surveying Associates in April 2007), a 1/2 inch pipe rod found for corner in the West boundary line of that certain 0.38 acre tract described in a deed from Clarkie L. Burris Owens to Billy Eugene Burris, et ux dated February 11, 2002, and recorded in Volume 1529 on Page 197 of the Deed Records of Angelina County, Texas, said rod witnessed by a fence corner bearing North 88° East, 2.9 feet and a 1/2 inch rod found for the Northeast corner of the said Crager 0.5 acre tract (as per resurvey by Texas Surveying Associates in April 2007) bearing North 10° 56' 25" West, 104.50 feet;

THENCE two calls with the East boundary line of the said TRDI 0.5 acre tract (called South 08° East and parallel to F. M. Highway No. 58) as follows:

(1) South 10° 15' 00" East with the West boundary line of the said 0.38 acre tract, at 33.53 feet the Southwest corner of the said 0.38 acre tract and the Northwest corner of the aforesaid 0.71 acre tract, a 1/2 inch pipe found for corner at a fence corner (deed description of 0.71 acre tract calls the 1/2 inch pipe to be in the East line of the said TRDI 0.5 acre tract);

(2) South 09° 00' 13" East with the West boundary line of the said 0.71 acre tract (deed description of 0.71 acre tract calls to go with the East line of the said TRDI 0.5 acre tract), at 72.63 feet the point and place of beginning and containing 0.498 acre of land, more or less.

Basis of Bearings: The North boundary line of that certain 0.5 acre tract described in a deed in (partial) distribution of estate from Cary Douglas Crager, Independent Administrator of the Estate of Carroll Edward Crager, deceased, to Cary Douglas Crager dated May 12, 2005, and recorded in Volume 2185 on Page 167 of the Deed Records of Angelina County, Texas, as per resurvey by Texas Surveying Associates in April 2007 (deed call - East 209 feet - survey call by Texas Surveying Associates - East 209.00 feet - found 1/2 inch pipe (N.W.C.) and 1/2 inch rod (N.E.C.) 209.05 feet apart).

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 2107 S Chestnut St, Lufkin, TX 75901