

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: November 06, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM IS CLOSED or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 15, 2015 and recorded in Document CLERK'S FILE NO. 2015-00327431 real property records of ANGELINA County, Texas, with ROY VILLANUEVA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROY VILLANUEVA, securing the payment of the indebtednesses in the original principal amount of \$91,836.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PACIFIC UNION FINANCIAL, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. PACIFIC UNION FINANCIAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PACIFIC UNION FINANCIAL, LLC  
1603 LBJ FREEWAY SUITE 500  
FARMERS BRANCH, TX 75234

  
RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, SHARON ST. PIERRE, KIM HINSHAW, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CATRENA WARD, REID RUPLE, DAVID SIMS, HARRIETT FLETCHER, KAREN LILLEY BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED  
AT 10:54 O'CLOCK A.M.  
OCT 15 2018  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By fw



## EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, BEING LOCATED IN THE, JOSE RAMON CHAVANA LEAGUE, ABSTRACT NO. 10, (SOMETIMES REFERRED TO AS J. R. CHEVANO), BEING ALL OF THAT CERTAIN CALLED 0.44 ACRE TRACT, AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS (OPRACT) IN DOCUMENT NUMBER 2006-00221101, FROM DONALD R. CAMPBELL TO DONALD CAMPBELL, DATED OCTOBER 17, 2006, BEING LOT 16 AND THE WESTERN HALF OF LOT 15 OF BLOCK 2 OF AN UN-RECORDED SUBDIVISION LOCALLY KNOWN AS SHERWOOD FOREST, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND SAID TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT;

COMMENCING AT A 1-1/2 BENT IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.44 ACRE TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A CALLED 0.50 ACRE TRACT OF MARJORIE LAWANDA BASS AS RECORDED IN THE OPRACT IN DOCUMENT NUMBER 2013-00305480, SAID POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF A COUNTY ROAD LOCALLY KNOWN AS SHERWOOD FOREST CIRCLE SAID POINT BEING THE DIVISION POINT ON THE SOUTH BOUNDARY LINE OF THE EAST AND WEST HALVES OF THE AFORESAID LOT 15, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND FROM WHICH POINT A 1 IN. IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.50 ACRE TRACT (AKA SOUTHEAST CORNER OF LOT 14) BEARS N 70 DEGREES 32'00" E, 156.50 FEET DISTANT AND A CHAIN LINK FENCE CORNER POST BEARS N 37 DEGREES 06'52" E, 0.27 FEET DISTANT;

THENCE S70 DEGREES 32'00" W WITH THE SOUTH BOUNDARY LINE OF SAID 0.44 ACRE TRACT, THE NORTH RIGHT-OF-WAY OF SHERWOOD FOREST CIRCLE, SAME BEING THE SOUTHERN BOUNDARY LINE OF THE SAID LOT 15 AND LOT 16, AT A DISTANCE OF, 156.00 FEET, THE SOUTHWEST CORNER OF SAID 0.44 ACRE TRACT, THE SOUTHWEST CORNER OF LOT 16, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 0.30 ACRE TRACT OF JOHN MCNEIL AS RECORDED IN THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS (RPRACT) IN VOLUME 729 ON PAGE 33, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 17, A 1/2 IN. IRON ROD SET FOR CORNER AND FROM WHICH POINT A 1/2 IN. IRON ROD FOUND BEARS S 70 DEGREES 36'35" W, 103.87 FEET DISTANT;

THENCE WITH THE WEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE EAST BOUNDARY LINE OF THE SAID 0.30 ACRE TRACT, SAME BEING THE DIVISION LINE BETWEEN LOTS 16 AND 17 OF BLOCK 2, N 19 DEGREES 28'00" W, AT A DISTANCE OF, 124.00 FEET, THE NORTHWEST CORNER OF SUBJECT TRACT AND THE NORTHEAST CORNER OF SAID 0.30 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 0.30 ACRE TRACT OF NAOMI HOLEMAN AS RECORDED IN THE RPRACT IN VOLUME 987 ON PAGE 490 (LOT 10) AND THE SOUTHWEST CORNER OF A CALLED 0.30 ACRE TRACT ALSO OF NAOMI HOLEMAN AS RECORDED IN SAID RECORDS IN VOLUME 1625 ON PAGE 222 (LOT 11), A 1/2 IN. IRON ROD SET FOR CORNER AND FROM WHICH POINT, A 6 IN. ROUND CONCRETE MONUMENT FOUND BEARS N 74 DEGREES 09' 48" W, 1.24 FEET DISTANT AND 1 IN. IRON PIPE FOUND BEARS N 69 DEGREES 36' 59" W, 2.96 FEET DISTANT;

THENCE WITH THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTH BOUNDARY LINE OF THE SAID HOLEMAN 0.30 ACRE TRACT (1625/222), SAME BEING THE NORTH BOUNDARY LINE OF LOTS 16 AND 15 AND THE SOUTH BOUNDARY LINE OF LOTS 11 AND 12, N 70 DEGREES 32' 00" E, AT A DISTANCE OF 104.49 FEET, PASS A 1 IN. IRON PIPE FOUND 0.51 FEET LEFT AND CONTINUING FOR A DISTANCE OF, 156.00 FEET, THE NORTHEAST CORNER OF SUBJECT TRACT, AND THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO 0.50 ACRE BASS TRACT, A 1/2 IN. IRON ROD SET FOR CORNER ON THE SOUTH BOUNDARY LINE OF SAID LOT 12 BEING THE SOUTH BOUNDARY LINE OF THAT CERTAIN CALLED 0.30 ACRE TRACT OF GARY JONES AS RECORDED IN THE RPRACT IN VOLUME 859 ON PAGE 872 AND FROM WHICH, A METAL STAKE BEARS N 82 DEGREES 00' 06" E, 0.42 FEET DISTANT, A CHAIN LINK FENCE CORNER BEARS N 43 DEGREES 23' 38" E, 0.85 FEET DISTANT AND ANOTHER CHAIN LINK FENCE CORNER BEARS N 88 DEGREES 50' 45" E, 0.95 FEET DISTANT;

THENCE WITH THE EAST BOUNDARY LINE OF THE SAID SUBJECT TRACT AND THE WEST BOUNDARY LINE OF THE SAID 0.50 ACRE TRACT, S 19 DEGREES 28' 00" E, AT A DISTANCE OF, 124.00 FEET, THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND FOUND TO CONTAIN WITHIN THESE BOUNDS 0.444 ACRES MORE OR LESS. THE BEARINGS OF THIS SURVEY ARE SOUTH BOUNDARY LINE OF THE AFORESAID REFERRED TO 0.44 ACRE TRACT AS RECORDED IN OPRACT IN DOCUMENT NUMBER 2006-00221101.



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