

1584 Tom Holland Rd Lufkin Tx 75901

AT 11:11 FILED AM  
SEP 27 2018  
18-006984  
AMY FINNER  
County Clerk, County Court at Law  
By Angelina County, Texas

**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: 12/04/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Angelina County, pursuant to §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.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/12/2005 and recorded in the real property records of Angelina County, TX and is recorded under Clerk's File/Instrument Number, 00198709 with Kenneth Havard and Rhonda M. Havard (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for America's Mortgage Center mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Kenneth Havard and Rhonda M. Havard, securing the payment of the indebtedness in the original amount of \$80,662.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE H. J. MATTHEWS SURVEY, ABSTRACT NO. 460, BEING ALL THAT CERTAIN 5.000 ACRE TRACT WHICH WAS CONVEYED FROM MATTHEW HARRIS, ET UX, TO CHARLIE ARTHUR GRAHAM, ET UX BY DEED DATED JULY 2, 2003 AND RECORDED IN VOLUME 1796, ON PAGE 14 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER FROM WHICH A FENCE CORNER BEARS S 58 DEGREES W 33.0 FEET, BEING THE WEST CORNER OF THE ABOVE REFERRED TO 5.000 ACRE TRACT AND AN ELL, OR RE-ENTRANT CORNER OF THAT CERTAIN 51.52 ACRE TRACT (74.764 ACRES LESS 23.244 ACRES) WHICH WAS CONVEYED FROM E. A. AND JOHNNIE B. SIMPSON FAMILY PARTNERSHIP, LTD., TO DAVID MORTON AND BARBARA MORTON BY DEED DATED JUNE 12, 2001 AND RECORDED IN VOLUME 1414, ON PAGE 39 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE N 60 DEGREES 00 MINUTES 20 SECONDS E (CALLED N 60 DEGREES 0 MINUTES 00 SECONDS E) WITH A SOUTHEAST BOUNDARY LINE OF SAID MORTON 51.52 ACRE TRACT, SAME BEING THE NORTHWEST BOUNDARY LINE OF THE ABOVE REFERRED TO 5.000 ACRE TRACT, AT 386.35 FEET A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF SAME, LOCATED ON THE SOUTHWEST BOUNDARY LINE OF THE RESIDUE OF THAT CERTAIN 40 ACRE TRACT WHICH WAS CONVEYED



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FROM J. D. SPRAYBERRY, ET UX, TO EARL ELLINGTON, JR., BY DEED DATED OCTOBER 18, 1963 AND RECORDED IN VOLUME 284, ON PAGE 361 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, PRESENTLY OCCUPIED BY A COUNTY ROAD KNOWN AS ELLINGTON ROAD, FROM WHICH A FENCE CORNER BEARS S 47 DEGREES W 1.5 FEET;

THENCE S 30 DEGREES 00 MINUTES 23 SECONDS E (CALLED S 30 DEGREES 00 MINUTES 00 SECONDS E) WITH SOUTHWEST BOUNDARY LINE OF THE ABOVE REFERRED TO 5.000 ACRE TRACT, AND RUNNING ALONG THE SOUTHWEST SIDE OF SAID ELLINGTON ROAD, AT 542.68 FEET A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID 5.000 ACRE TRACT, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE CORNER BEARS N 30 DEGREES 03 MINUTES 16 SECONDS W 5.11 FEET, A 1/2" IRON ROD FOUND BEARS S 29 DEGREES 27 MINUTES 30 SECONDS E 3.66 FEET, A 3/4" IRON PIPE FOUND BEARS N 58 DEGREES 49 MINUTES 15 SECONDS E 18.36 FEET, AND A 1/2" IRON ROD FOUND (BENT) BEARS N 66 DEGREES 46 MINUTES 39 SECONDS E 30.16 FEET, THIS CORNER LOCATED ON THE NORTHWEST MARGIN LINE OF A COUNTY ROAD KNOWN AS TOM HOLLAND ROAD;

THENCE FOUR LINES FOLLOWING THE MEANDERS OF THE NORTHWEST MARGIN LINE OF TOM HOLLAND ROAD AS FOLLOWS:

1) S 59 DEGREES 50 MINUTES 21 SECONDS W (CALLED S 59 DEGREES 45 MINUTES 39 SECONDS W) 63.04 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,

2) S 52 DEGREES 48 MINUTES 20 SECONDS W (CALLED S 52 DEGREES 58 MINUTES 19 SECONDS W) 127.06 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,

3) S 44 DEGREES 06 MINUTES 34 SECONDS W (CALLED S 43 DEGREES 57 MINUTES 02 SECONDS W) 94.10 FEET TO A 1/2" IRON ROD FOUND FOR CORNER,

4) S 43 DEGREES 20 MINUTES 08 SECONDS W (CALLED S 43 DEGREES 22 MINUTES 32 SECONDS W) 105.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER FROM WHICH A FENCE CORNER BEARS S 42 DEGREES W 34.1 FEET, THIS BEING THE EAST CORNER OF THAT CERTAIN 27 ACRE TRACT WHICH WAS CONVEYED, AS FIRST TRACT, FROM E. A. SIMPSON TO THE E. A. AND JOHNNIE B. SIMPSON FAMILY PARTNERSHIP, LTD., BY DEED DATED JULY 15, 1997 AND RECORDED IN VOLUME 1114, ON PAGE 423 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE N 30 DEGREES 30 MINUTES 37 SECONDS W (CALLED 30 DEGREES 30 MINUTES 37 SECONDS W) IN PART WITH THE NORTHEAST BOUNDARY LINE OF SAID 27 ACRE TRACT, AND IN PART WITH A NORTHEAST BOUNDARY LINE OF THE ABOVE MENTIONED MORTON 51.52 ACRE TRACT, AT 423.37 FEET PASS ON LINE A 1/2" IRON ROD FOUND, AND IN ALL 614.93 FEET TO THE PLACE OF BEGINNING CONTAINING 5.00 ACRES OF LAND.

MANUFACTURED HOME - PATRIOT LIMITED, LABEL NO. NTA0902928, SERIAL NO. 2PTX2164BTX, WEIGHT 27,721, SIZE 14 X 76.0

MANUFACTURED HOME - PATRIOT LIMITED, LABEL NO. NTA0902929, SERIAL NO. 2PTX2164BTX, WEIGHT 27,721, SIZE 14 X 76.0

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

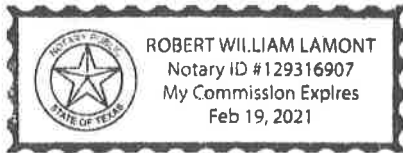
Carrington Mortgage Services  
1600 South Douglass Road  
Suite 200-A  
Anaheim, CA 92806

Sheryl LaMont 9-27-18  
**SUBSTITUTE TRUSTEE**  
Sheryl LaMont, Robert LaMont, David Sims, Harriett  
Fletcher, Allan Johnston, Sharon St. Pierre, Karen  
Lilley, Ronnie Hubbard  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of September, 2018.



Robert William LaMont  
NOTARY PUBLIC in and for

GREGG COUNTY  
My commission expires: Feb 19, 2021  
Print Name of Notary:  
Robert William LaMont

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: \_\_\_\_\_