

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/12/2013

Grantor(s)/Mortgagor(s):
LELA SIMMONS, AN UNMARRIED WOMAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
AMERICAN ADVISORS GROUP

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2013-00310858

Property County:
ANGELINA

Mortgage Servicer:
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3900 Capital City Blvd.,
Lansing, MI 48906

FILED
8:01 O'CLOCK PM
OCT 11 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MCS

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: 12/4/2018 **Earliest Time Sale Will Begin:** 1:00PM

Place of Sale of Property: THE ANGELINA COUNTY COURTHOUSE MEETING ROOM (FIRST FLOOR) & THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE AS ALTERNATE PLACE WHENEVER COURTHOUSE IS CLOSED DUE TO OBSERVANCE OF A DESIGNATED HOLIDAY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(f):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

Sheryl LaMont 10-11-18

Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-18-55682-RM
Loan Type: Texas Veteran Land Board

EXHIBIT "A"

Land Situated in the City of Lufkin in the County of Angelina in the State of TX

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 that certain called 0.17 acre tract owned by Lela Simmons in Document # 2006-00217989 of the Official Public Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pin set for the Southwest corner of the aforesaid referred to 0.17 acre tract at the intersection of the North margin of Davis Street and the East margin of Bob Street, from which an iron stake found for reference bears S 43° 29' 55" W 8.94 feet;

THENCE, along the West boundary line of the said 0.17 acre tract and along the said East margin, North at 149.94 feet a 1/2" iron pin set for the Northwest corner of the said 0.17 acre tract and the Southwest corner of a called 16/100 acre tract conveyed to James Cornish, et ux in the document recorded in Volume 661 on Page 562 of the Real Property Records of the said County, from which an 1" iron pipe found for reference bears S 33° 25' 53" W 7.93 feet;

THENCE, along the common boundary line of the said 0.17 acre tract and the said 16/100 acre tract, East at 50.00 feet a point under a building for the Northeast corner of the said a 0.17 acre tract, the Southeast corner of the said 16/100 acre tract and the Northwest corner of a called 0.138 acre tract conveyed to Willie Simmons, et ux in the document recorded in Volume 553 on Page 870 of the Deed Records of the said County, from which a 1/2" iron pin found for the Northeast corner of the said 0.138 acre tract bears East 40.00 feet;

THENCE, along the common boundary line of the said 0.17 acre tract and the said 0.138 acre tract, South at 149.94 feet a 1/2" iron pin set on the said North margin of Davis Street for the Southeast corner of the said 0.17 acre tract and the Southwest corner of the said 0.138 acre tract, from which a 1/2" iron pin found for the Southeast corner of the said 0.138 acre tract bears East 40.00 feet;

THENCE, along the South boundary line of the said 0.17 acre tract and along the said North margin, West at 50.00 feet the POINT AND PLACE OF BEGINNING and containing 0.172 acre of land, more or less.

The bearings for this tract are based on the East boundary line of the said 0.138 acre tract (South).