NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AT 3:40 O'CLOCK P M
MAY 11 2015
County Clerk, County Court at Law
Angelina County, Texas
By

DEED OF TRUST INFORMATION:

Date: 01/22/2004
Grantor(s): SANDY W. WOODARD NANCY L. WOODARD, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION, A DIVISION OF MORTGAGE INVESTORS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: $107,850.00
Recording Information: Book 1917 Page 254 Instrument 00179843
Property County: Angelina
Property:

TRACT ONE: WEST FIFTY (50) FEET OF LOT NO. NINE (9), AND THE EAST TWENTY-FIVE (25) FEET OF LOT NO. TEN (10), OF BLOCK TWELVE (12) OF THE WOODLAND HEIGHTS ADDITION TO THE CITY OF LUFKIN, TEXAS, THE PLAT OF SAME IS RECORDED IN CABINET B, SLIDE 25 A AND B OF THE MAP RECORDS OF ANGELINA COUNTY, TEXAS.
TRACT TWO: EAST TWENTY-FIVE (25) FEET OF THE WEST FIFTY (50) FEET OF LOT NO. TEN (10) OF BLOCK NO. TWELVE (12) OF THE WOODLAND HEIGHTS ADDITION TO THE CITY OF LUFKIN, TEXAS, THE PLAT OF SAME RECORDED IN CABINET B, SLIDE 25 A AND B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Reported Address: 1124 MANTOOTH AVENUE, LUFKIN, TX 75904

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: EverBank
Mortgage Servicer: Green Tree Servicing LLC
Current Beneficiary: EverBank
Mortgage Servicer Address: 1555 W. Walnut Hill Lane, Irving, TX 75038

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of June, 2015
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner`s Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.
Substitute Trustee(s): Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

Sheryl LaMont
05-11-15

Tejas