

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/20/2007
Grantor(s): ANTHONY ARMES AND LESLIE ARMES, HUSBAND AND WIFE
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A
NOMINEE FOR CITIMORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$73,800.00
Recording Information: Instrument 2007-00231288
Property County: Angelina
Property:

AT 11:50 O'CLOCK A.M.
JUL 29 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

TRACT ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE MRS. M.A. HAVARD SURVEY, ABSTRACT NO. 994, BEING ALL OF THAT CERTAIN 0.588 ACRE TRACT WHICH WAS CONVEYED FROM ALICE A. VINEYARD TO JERRY D. VINEYARD, JR., BY DEED DATED JANUARY 16, 2004 AND RECORDED IN VOLUME 1916, ON PAGE 211 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 THE SOUTHEAST CORNER OF THE ABOVE REFERRED TO 0.588 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.251 ACRE TRACT WHICH WAS CONVEYED FROM JERRY D. VINEYARD, JR., ET UX, TO MELENDA L. COLE BY DEED DATED MARCH 2, 2000 AND RECORDED IN VOLUME 1255, ON PAGE 350 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND LOCATED IN THE NORTH BOUNDARY LINE OF THAT CERTAIN 160 ACRE TRACT WHICH WAS CONVEYED FROM ARTHUR H. GEISSLER TO SOUTHERN PINE LUMBER COMPANY BY DEED DATED NOVEMBER 28, 1928 AND RECORDED IN VOLUME 69, ON PAGE 615 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AT A 1/2" IRON ROD FOUND FOR CORNER FROM WHICH A 1/2" IRON ROD FOUND BEARS N 89 DEGS. 45' 37" E 20.15 FEET, A 1" IRON PIPE FOUND BEARS N 89 DEGS. 30' 14" E 91.86 FEET, AND A 1/4" IRON ROD FOUND BEARS N 89 DEGS. 58' 50" W 72.25 FEET; THENCE WEST WITH THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO 0.588 ACRE TRACT, COMMON WITH THE NORTH BOUNDARY LINE OF SAID 160 ACRE TRACT, AT 435.62 FEET TO A 1" IRON PIPE FOUND FOR WEST CORNER OF SAID 0.588 ACRE, SAME BEING AN ANGLE CORNER OF THAT CERTAIN 125.00 ACRE TRACT WHICH WAS CONVEYED FROM WINDA LOU CINDY MADDOX TO R. V. MADDOX BY DEED DATED MAY 5, 1998 AND RECORDED IN VOLUME 1156, ON PAGE 599 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS ON THE SOUTH SIDE OF COTTON THOMPSON ROAD, FROM WHICH A FENCE CORNER BEARS N 53 DEGS. 27' E 24.88 FEET, A FENCE CORNER BEARS N 25 DEGS. 06' E 12.91 FEET, THENCE N 74 DEGS. 16' 35" E ALONG THE SOUTH SIDE OF SAID COUNTY ROAD, AND WITH THE BOUNDARY COMMON TO THE ABOVE REFERRED TO 0.588 ACRE TRACT AND THE SAID MADDOX 125.00 ACRE TRACT; 193.39 FEET TO A 1/2" IRON ROD FOUND FOR CORNER FROM WHICH A POWER POLE BEARS S 76 DEGS. 34' W 14.30 FEET; THENCE N 56 DEGS. 49' 15" E CONTINUING WITH SAME BOUNDARY LINE, 157.32 FEET TO A 1/4" IRON ROD FOUND FOR NORTH CORNER OF THE ABOVE REFERRED TO 0.588 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 0.215 ACRE TRACT, FROM WHICH A 1/4" IRON ROD FOUND BEARS N 56 DEGS. 50' 01" E 100.07 FEET AND A 1/2" IRON ROD FOUND BEARS N 56 DEGS. 47' 16" E 251.29 FEET; THENCE S 40 DEGS. 22' 58" E WITH EAST BOUNDARY LINE OF THE ABOVE REFERRED TO 0.588 ACRE TRACT, COMMON WITH SAID 0.215 ACRE TRACT, 181.82 FEET TO THE PLACE OF BEGINNING CONTAINING 0.588 ACRES OF LAND, MORE OR LESS. BASIS OF BEARINGS: THE SOUTH BOUNDARY LINE OF THAT CERTAIN 0.588 ACRE TRACT WHICH WAS CONVEYED FROM ALICE A. VINEYARD TO JERRY D. VINEYARD, JR., BY DEED DATED JANUARY 16, 2004 AND RECORDED IN VOLUME 1916 ON PAGE 211 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, WHICH LINE WAS CALLED WEST 435.76 FEET.

TRACT TWO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE P.W.P. HAVARD SURVEY, ABSTRACT NO. 1010, BEING OUT OF AND A PART OF THAT CERTAIN 160 ACRE TRACT WHICH WAS CONVEYED FROM ARTHUR H. GEISSLER TO SOUTHERN PINE LUMBER COMPANY BY DEED DATED NOVEMBER 28, 1928 AND RECORDED IN VOLUME 69, ON PAGE 615 OF DEED RECORDS OF ANGELINA COUNTY, TEXAS (SEE 2128/306), TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT: BEGINNING AT A 1/4" IRON PIPE SET FOR CORNER IN THE SOUTH BOUNDARY LINE OF THAT CERTAIN 0.588 ACRE TRACT WHICH WAS CONVEYED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY TO JEFF TRIMBLE, ET AL, BY DEED DATED DECEMBER 5, 2006 AND RECORDED AS DOCUMENT NO. 00224579 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, LOCATED WEST 67.00 FEET FROM THE SOUTHEAST CORNER THEREOF, CORNER BEING LOCATED IN THE NORTH BOUNDARY LINE OF THE ABOVE REFERRED TO 160 ACRE TRACT; THENCE SOUTH SEVERING THE ABOVE REFERRED TO 160 ACRE TRACT, 147.58 FEET TO A 1/4" IRON PIPE SET FOR CORNER, FROM WHICH A 1/4" IRON ROD FOUND BEARS WEST 5.25 FEET; THENCE WEST SEVERING THE ABOVE REFERRED TO 160 ACRE TRACT, 147.58 FEET TO A 1/4" IRON PIPE SET FOR CORNER; THENCE NORTH SEVERING THE ABOVE REFERRED TO 160 ACRE TRACT, 147.58 FEET TO A 1/4"

IRON PIPE SET FOR CORNER IN THE NORTH BOUNDARY LINE OF SAID 160 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 0.588 ACRE TRACT; THENCE EAST WITH LAST NAMED BOUNDARY, 147.58 FEET TO THE PLACE OF BEGINNING CONTAINING 0.500 ACRE OF LAND, MORE OR LESS. BASIS OF BEARINGS: THE SOUTH BOUNDARY LINE OF THAT CERTAIN 0.588 ACRE TRACT WHICH WAS CONVEYED FROM ALICE A. VINEYARD TO JERRY D. VINEYARD, JR., BY DEED DATED JANUARY 16, 2004 AND RECORDED IN VOLUME 1916 ON PAGE 211 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, WHICH LINE WAS CALLED WEST 435.76 FEET.

Reported Address: 1152 COTTON THOMPSON ROAD, LUFKIN, TX 75901-2907

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: CitiMortgage, Inc.
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiMortgage, Inc.
Mortgage Servicer Address: 1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of July, 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
5-29-15