

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AD 9:45 P. CLOCK JM

NOV 23 2015

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: *[Signature]*

DEED OF TRUST INFORMATION:

Date: 08/01/2001
Grantor(s): DEBRA WORTHEN, A SINGLE PERSON
Original Mortgagee: GULF STATES MORTGAGE CORPORATION
Original Principal: \$78,665.00
Recording Information: Book 1440 Page 179 Instrument 00145411
Property County: Angelina
Property:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE C.H. MCCLUNG SURVEY, ABSTRACT NO. 474 AND BEING ALL OF THAT CERTAIN 0.423 ACRE TRACT DESCRIBED IN A DEED FROM W.L. COURTNEY, ET UX TO L.A. PETTY, ET UX DATED SEPTEMBER 23, 1957 AND RECORDED IN VOLUME 212 ON PAGE 598 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 0.423 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 0.427 ACRE TRACT DESCRIBED IN A DEED FROM EMMA RUSH OLSEN TO ODESSA J MARKHAM DATED MARCH 30, 2001 AND RECORDED IN VOLUME 1380 ON PAGE 68 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF COURTNEY LANE (50 FEET WIDE RIGHT-OF-WAY AS DESCRIBED IN A DEED FROM W.L. COURTNEY ET UX TO ANGELINA COUNTY, TEXAS, DATED DECEMBER 9, 1957 AND RECORDED IN VOLUME 216 ON PAGE 276 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS), SAID ROD WITNESSED BY A 1" PIPE BEARING S 20 DEGREES 51' 38" E 88.95 FEET; THENCE S 70 DEGREES 00' 00" W (CALLED S 70 DEGREES W) WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.423 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 0.427 ACRE TRACT, AT 208.26 FEET CROSS THE EAST BOUNDARY LINE OF THAT CERTAIN 4 ACRE TRACT DESCRIBED IN A DEED FROM CARMON M. THOMPSON, ET AL TO CLIFFORD TREVATHAN, ET UX DATED MARCH 8, 1952 AND RECORDED IN VOLUME 167 ON PAGE 242 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AT 209.48 FEET (CALLED 209.3 FEET) THE SOUTHWEST CORNER OF THE SAID 0.423 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID 0.427 ACRE TRACT, A 1/2" ROD FOUND FOR CORNER WITNESSED BY A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.427 ACRE TRACT BEARING S 20 DEGREES 48' 57" E 88.47 FEET AND A BOLT (AT A FENCE CORNER) FOUND FOR THE SOUTHEAST CORNER OF THE SAID 4 ACRE TRACT BEARING S 21 DEGREES 30' 16" E 181.21 FEET; THENCE N 20 DEGREES 47' 00" W CALLED N 20 DEGREES 47' W) WITH THE WEST BOUNDARY LINE OF THE SAID 0.423 ACRE TRACT, AT 88.00 FEET (CALLED 88 FEET) THE NORTHWEST CORNER OF THE SAID 0.423 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM NELDA JEAN ALLEN, ACTING AS THE GUARDIAN OF THE PERSON AND ESTATE OF LOUIS CHARLES COOK TO SAMMY L. FERRARA, ET UX DATED JUNE 11, 1999, A 1/2" PIPE SET FOR CORNER WITNESSED BY A FENCE CORNER BEARING S 57 DEGREES 36' E 3.6 FEET AND A 1" SQUARE ROD FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID 4 ACRE TRACT BEARING N 21 DEGREES 01' 27" W 437.11 FEET; THENCE NORTH 70 DEGREES 00' 00" E (CALLED N 70 DEGREES E) WITH THE NORTH BOUNDARY LINE OF THE SAID 0.423 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE SAID FERRARA TRACT AT 0.71 FEET CROSS THE EAST BOUNDARY LINE OF THE SAID 4 ACRE TRACT, AT 209.47 FEET (CALLED 209.3 FEET) THE NORTHEAST CORNER OF THE SAID 0.423 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID FARRARA TRACT, A 1/2" PIPE SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID COURTNEY LANE, SAID PIPE WITNESSED BY A 1" PIPE BEARING N 20 DEGREES 47' 07" W 176.32 FEET; THENCE S 20 DEGREES 47' 07" E (CALLED S 20 DEGREES 47' E) WITH THE EAST BOUNDARY LINE OF THE SAID 0.423 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF THE SAID COURTNEY LANE, AT 88.00 FEET (CALLED 88 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.423 ACRE OF LAND, MORE OR LESS.

Reported Address: 1714 COURTNEY LANE, LUFKIN, TX 75901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-1

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-1

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of January, 2016

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

Tejas

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):

Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, 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 Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, 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. Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, 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.


11-23-15