

DEC 30 2015

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

By \_\_\_\_\_

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 01/04/2013  
**Grantor(s):** JUDY H. HERRINGTON, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION  
**Original Principal:** \$46,301.00  
**Recording Information:** Instrument 2013-00301497  
**Property County:** Angelina  
**Property:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE J.L. QUINALTY SURVEY, ABSTRACT NO. 40, BEING ALL THAT CERTAIN TRACT WHOSE ACREAGE WAS UNRECITED (EAST ONE-HALF OF 2.43 ACRES) WHICH WAS CONVEYED FROM DOROTHY HELEN DEPRIEST WARRINGTON TO RICKEY JOE RICHHART, ET UX, BY DEED DATED JANUARY 17, 1995 AND RECORDED IN VOLUME 996, ON PAGE 852 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 IN THE SOUTH BOUNDARY LINE OF THAT CERTAIN 27.04 ACRE TRACT WHICH WAS CONVEYED FROM ANGELINA COUNTY CHAMBER OF COMMERCE TO LUFKIN INDEPENDENT SCHOOL DISTRICT BY DEED DATED FEBRUARY 12, 1953 AND RECORDED IN VOLUME 174, ON PAGE 206 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AT THE NORTHEAST CORNER OF THAT CERTAIN 6.20 ACRE TRACT WHICH WAS CONVEYED FROM MARTHA EEDS TO BLAKE ANTHONY THORNTON BY DEED DATED OCTOBER 10, 2012 AND RECORDED AS DOCUMENT NO. 00297734 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, THIS BEING THE NORTHWEST CORNER OF THE ABOVE REFERRED TO RICHHART TRACT, A PK NAIL FOUND FOR CORNER IN VIRGIL STREET AND APPROXIMATELY 2.5 FEET (PERPENDICULAR) SOUTH OF THE EXISTING CENTERLINE THEREOF, FROM WHICH A PK NAIL FOUND FOR REFERENCE CORNER BEARS S 22 DEGREES 20' 27" EAST 25.01 FEET, A UTILITY POLE BEARS N 83 DEGREES 47' E 32.31 FEET, AND A UTILITY POLE BEARS N 34 DEGREES 39' E 33.03 FEET;

THENCE N 67 DEGREES 22' 17" E IN SAID STREET AND WITH THE SOUTH BOUNDARY LINE OF SAID 27.04 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE REFERRED TO RICHHART TRACT, 80.02 FEET TO RICHHART'S NORTHEAST CORNER, A PK NAIL SET FOR CORNER IN THE PAVEMENT OF VIRGIL STREET AND APPROXIMATELY 2.3 FEET (PERPENDICULAR) SOUTH OF THE EXISTING CENTERLINE THEREOF, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE CORNER BEARS S 22 DEGREES 13' 09" E 10.67 FEET;

THENCE S 22 DEGREES 13' 09" E WITH THE EAST BOUNDARY LINE OF THE ABOVE REFERRED TO RICHHART TRACT, IN PART WITH THE WEST BOUNDARY LINE OF THAT CERTAIN TRACT WHOSE ACREAGE WAS UN-RECITED, WHICH WAS CONVEYED FROM O.L. BRIDGES, ET AL, TO FRANCIS GARVIN BRIDGES BY DEED DATED MAY 21, 1987 AND RECORDED IN VOLUME 704, ON PAGE 743 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, 166.21 FEET TO THE SOUTHWEST CORNER OF SAID BRIDGES TRACT, SAME BEING THE NORTHWEST CORNER OF EAST TEXAS MONUMENT SUBDIVISION, THE OFFICIAL PLAT OF WHICH WAS FOUND OF RECORD IN CABINET C, ON SLIDE 168-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, A 1" IRON PIPE FOUND FOR CORNER;

THENCE S 22 DEGREES 22' 38" E WITH THE EAST BOUNDARY LINE OF THE ABOVE REFERRED TO RICHHART TRACT AND WITH THE WEST BOUNDARY LINE OF LOT 1 OF SAID SUBDIVISION, 164.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF LOT 2 OF SAME SUBDIVISION, A 1/2" IRON PIPE FOUND FOR CORNER FROM WHICH A FENCE CORNER BEARS N 01 DEGREES 13' E 0.67 FEET;

THENCE S 22 DEGREES 22' 38" E CONTINUING WITH THE EAST BOUNDARY LINE OF THE ABOVE REFERRED TO RICHHART TRACT, COMMON WITH THE WEST BOUNDARY LINE OF SAID LOT 2, AT 262.27 FEET PASS ON LINE A 3" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID EAST TEXAS MONUMENT SUBDIVISION, AND CONTINUING WITH THE WEST BOUNDARY LINE OF THAT CERTAIN TRACT, WHOSE ACREAGE WAS UN-RECITED, WHICH WAS CONVEYED, THIRD, FROM CECELIA JEAN SHEPARD NEEL, EXECUTRIX, TO CECELIA JEAN SHEPARD NEEL BY DEED DATED MAY 18, 2007 AND RECORDED AS DOCUMENT NO. 00231580 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, 385.25 FEET TO A POINT FOR CORNER IN A CREEK (TRIBUTARY OF HURRICANE CREEK), THIS BEING RICHHART'S SOUTHEAST CORNER LOCATED IN THE NORTH BOUNDARY LINE OF THAT CERTAIN 0.851 ACRE TRACT WHICH WAS CONVEYED FROM JAMES WESLEY REEVES, ET UX, TO MARK WILLIAMS, ET UX, BY DEED DATED JULY 8, 2004 AND RECORDED IN VOLUME 2013, ON PAGE 59 OF

THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, FROM WHICH A 1/2" IRON PIPE FOR REFERENCE CORNER BEARS N 22 DEGREES 22' 38" W 20.00 FEET;

THENCE WITH THE (DOWNSTREAM) MEANDERS OF SAID CREEK WHICH MARKS THE COMMON BOUNDARY BETWEEN RICHHART AND WILLIAMS, FOUR LINES AS FOLLOWS: 1) S 34 DEGREES 57' 02" W 18.32 FEET, 2) S 71 DEGREES 31' 38" W 32.94 FEET, 3) S 71 DEGREES 16' 43" W 17.87 FEET, 4) S 59 DEGREES 03' 37" W 14.07 FEET TO A POINT FOR CORNER FROM WHICH A 1/2" IRON PIPE SET FOR REFERENCE CORNER BEARS N 22 DEGREES 20' 27" W 25.01 FEET, A 3/4" IRON PIPE FOUND BEARS S 08 DEGREES 00' 06" E 13.75 FEET, THIS BEING RICHHART'S SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF THE ABOVE MENTIONED THORNTON 6.20 ACRE TRACT;

THENCE N 22 DEGREES 20' 27" W WITH THE WEST BOUNDARY LINE OF THE ABOVE REFERRED TO RICHHART TRACT, SAME BEING THE EAST BOUNDARY LINE OF SAID 6.20 ACRE TRACT, 724.47 FEET TO THE PLACE OF BEGINNING CONTAINING 1.326 ACRES OF LAND, MORE OR LESS, OF WHICH TOTAL APPROXIMATELY 0.042 ACRE LIES WITHIN THE RIGHT OF WAY OF VIRGIL STREET. BASIS OF BEARINGS: THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

**Reported Address:** 914 VIRGIL AVE, 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:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of February, 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 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.

*Sheryl LaMont 12-30-15*

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