

FILED
AT 1:21 O'CLOCK PM

JAN 17 2017

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

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Angelina §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **February 7, 2017**

Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.

Place: **Angelina** County Courthouse in **Lufkin, Texas**, at the following location: the area designated by the Commissioners Court of **Lufkin, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

1004078-1

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Ruben Navarro**.
5. Obligations Secured. The Deed of Trust is dated **July 14, 2005**, and is recorded in the office of the County Clerk of **Angelina** County, Texas, in/under **Document No. 00201322, Vol 2221, Page 315, Official Public Records** of **Angelina** County, Texas. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$105,000.00**, executed by **Ruben Navarro**, and payable to the order of **CitiMortgage, Inc.**

Original Mortgagee: CitiMortgage, Inc..

Current Mortgagee of Record: Ditech Financial LLC whose address is **7360 S. Kyrene Road, TEMPE, AZ 85283.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD 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 SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Jeffry B. Lewis
Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED January 17, 2017.



~~Sheryl Lamont, Robert Lamont, Donna Caddenhead or Allen Johnston~~, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

EXHIBIT A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the **E.J. MANTOOTH SECOND ADDITION, BLOCK 6** as recorded in Cabinet B on Slide 36-A of the Map or Plat Records of Angelina County, Texas, and being all that certain tract conveyed to Gerald P. Wantz, M.D., et ux in the document recorded in Volume 519 on Page 423 of the Deed Records of Angelina County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point for the Southwest corner of the aforesaid referred to 1 acre tract and the Southeast corner of a called 0.669 acre tract conveyed to Kelvin L. Cole in the document recorded in Volume 1092 on Page 115 of the Real Property Records of the said County, on the South boundary line of the aforesaid-referred Block 6 and the North Right-of-Way line of Persimmon Street;

THENCE, along the West boundary line of the said 1 acre tract and the East boundary line of the said 0.669 acre tract and in part along the East boundary line of a called 0.347 acre tract conveyed to Robin L. Bryson, et al in the document recorded in Volume 1485 on Page 308 of the said Real Property Records, N 18° 06' 55" W, at 0.19 feet pass on line an "x" found marked in concrete for reference, at 244.55 feet a point for the Northwest corner of the said 1 acre tract and the Southwest corner of a tract of land conveyed to Dudley L. Gibbs, et ux in the document recorded in Volume 202 on Page 419 of the said Deed Records, from which point a fence corner post bears N 05° 23' E 1.5 feet;

THENCE, along the North boundary line of the said 1 acre tract and along the South boundary line of the said Gibbs tract and a tract of land conveyed to Terri G. Davis in the document recorded in Volume 1584 on Page 98 of the said Real Property Records, N 70° 24' 00" E at 180.31 feet a ½" iron pin set for the Northeast corner of the said 1 acre tract and the Southeast corner of the said Davis tract on the East boundary line of the said Block 6 and the West ROW line of Bledsoe Street;

THENCE, along the East boundary line of the said 1 acre tract and the said Block 6 and along the said West ROW line, S 19° 43' 20" E at 243.16 feet a ½" iron pin set for the Southeast corner of the said 1 acre tract and the said Block 6 at the intersection of the said West ROW line and the said North ROW line;

THENCE, along the South boundary line of the said 1 acre tract and the said Block 6 and along the said North ROW line, S 70° 00' 00" W at 187.17 feet the **POINT AND PLACE OF BEGINNING** and containing 1.028 acre of land, more or less.

The bearings for this tract are based on the South boundary line of the said Block 6.

JAN 17 2017

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

By _____ SCA

Notice of Foreclosure Sale

1. *Property to Be Sold.* Please see attached;
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's Document No. 2015-00328074 of the Real Property Records of Angelina County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: February 7, 2017

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: The sale will take place in the Angelina County Courthouse Annex 606 east Lufkin Ave, Lufkin, Texas 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, or if the preceding area is no longer the designated area, at the area most recently designated by the county commissioner's court

If the beneficiary postpones, withdraws, or reschedule the sale for another day, the trustee, under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Daniel Leeland Adams and Toni L. Adams.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the promissory note in the original principal amount of \$44,292.30 dated April 28, 2015, executed by Daniel Leeland Adams and Toni L. Adams and payable to the order of Angelina Manufactured Housing, Inc. Angelina Manufactured Housing, Inc. is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: January 17, 2017


James W. King, Sheryl LaMont, Robert
LaMont, Donna Caddenhead, Allan
Johnston, Marc Henry
Substitute Trustee
6420 Wellington Place
Beaumont, Texas 77706
(409) 860-9000 – Telephone
(409) 860-9199 – Facsimile
Email: jking@offeranking.com

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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 service to the sender of this notice immediately.

TRACT NO. 1 (referred to as Lot # 17)

All that certain tract, lot or parcel of land situated in the J. Magano League in Angelina County, Texas, and being a part of the 18.16 acre tract conveyed to Jack Koon and Kenneth Koon by Earl Eugene Putnam, et al by Deed dated the ____ day of August, 1965, and recorded in Vol. 309, page 117 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and described by metes and bounds as follows, to wit:

BEGINNING 236.5 feet N. 75° 47' W. and 289 feet North from the S.E. Corner of said 18.16 acre tract, an iron pipe for corner in the West margin of a graded road;

THENCE S 88° 57' W. 175 feet, an iron pipe for corner;

THENCE North 100 feet, an iron pipe for corner;

THENCE N. 88° 57' E. 175 feet to the West Margin of said graded road, an iron pipe for corner;

THENCE South with said road 100 feet to the place of beginning.

TRACT NO. 2 (referred to as Lot # 18)

All that certain tract, lot or parcel of land situated in the J. Magano League in Angelina County, Texas, and being a part of the 18.16 acre tract conveyed to Jack Koon and Kenneth Koon by Earl Eugene Putnam, et al by Deed dated the ____ day of August, 1965, and recorded in Vol. 309, page 117 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and described by metes and bounds as follows, to wit:

BEGINNING 236.5 feet N. 75° 47' W. and 189 feet North from the S. E. corner of said 18.16 acre tract, an iron pipe for corner in the West margin of a graded road;

THENCE S 88° 57' W. 175 feet, an iron pipe for corner;

THENCE North 100 feet, an iron pipe for corner;

THENCE N. 88° 57' E. 175 feet to the West Margin of said graded road, an iron pipe for corner;

THENCE South with said road 100 feet to the place of beginning.

TRACT NO. 3 (referred to as Lot # 19)

All that certain tract, lot or parcel of land situated in the J. Magano League in Angelina County, Texas, and being a part of the 18.16 acre tract conveyed to Jack Koon and Kenneth Koon by Earl Eugene Putnam, et al by Deed dated the ____ day of August, 1965, and recorded in Vol. 309, page 117 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and described by metes and bounds as follows, to wit:

BEGINNING on the S. B. line of said 18.16 acre tract 235 feet N. 75° 47' W. from the S. E. corner of same, an iron pipe for corner at the intersection of the North Right-of-Way line of Highway No. 103 with the West margin of a graded road, an iron pipe for corner;

THENCE N. 75° 47' W. with the North Margin of Highway No. 103 and the S. B. line of said 18.16 acre tract 185 feet, an iron pipe for corner;

THENCE North 140 feet, an iron pipe for corner;

THENCE N. 88° 57' E. 175 feet to the West margin of said graded road, an iron pipe for corner;

THENCE South with said road 189 feet to the place of beginning.

FILED
AT 1:21 O'CLOCK P M

JAN 17 2017

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

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD 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 SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

- 1. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/12/2005 and recorded in Document 00198709 real property records of Angelina County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 03/07/2017
Time: 01:00 PM
Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by KENNETH HAVARD AND RHONDA M. HAVARD, provides that it secures the payment of the indebtedness in the original principal amount of \$80,662.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Angelina County Clerk and caused it to be posted at the location directed by the Angelina County Commissioners Court.

EXHIBIT "A"

all that certain tract or parcel of land lying and situated in Angelina County, Texas, within the H. J. MATTHEWS SURVEY, ABSTRACT NO. 460, being all that certain 5,000 acre tract which was conveyed from Matthew Harris, et ux, to Charlie Arthur Graham, et ux by deed dated July 2, 2003 and recorded in Volume 1796, on Page 14 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 a 1/4" iron rod found for corner from which a fence corner bears S 58° W 33.0 feet, being the West corner of the above referred to 5,000 acre tract and an ell, or re-entrant corner of that certain 51.52 acre tract (74,764 acres less 23,244 acres) which was conveyed from E. A. and Johnnie B. Simpson Family Partnership, Ltd., to David Morton and Barbara Morton by deed dated June 12, 2001 and recorded in Volume 1414, on Page 39 of the Deed Records of Angelina County, Texas;

THENCE N 60° 00' 20" E (called N 60° 00' 00" E) with a Southeast boundary line of said Morton 51.52 acre tract, same being the Northwest boundary line of the above referred to 5,000 acre tract, at 386.35 feet a 1/2" iron rod found for the North corner of same, located on the Southwest boundary line of the residue of that certain 40 acre tract which was conveyed from J. D. Sprayberry, et ux, to Earl Ellington, Jr., by deed dated October 18, 1963 and recorded in Volume 284, on Page 361 of the Deed Records of Angelina County, Texas, presently occupied by a county road known as Ellington Road, from which a fence corner bears S 47° W 1.5 feet;

THENCE S 30° 00' 25" E (called S 30° 00' 00" E) with Southwest boundary line of the above referred to 5,000 acre tract, and running along the Southwest side of said Ellington Road, at 542.68 feet a 1/2" iron rod found for the East corner of said 5,000 acre tract, from which a 1/2" iron pipe found for reference corner bears N 30° 03' 16" W 5.11 feet, a 1/2" iron rod found bears S 29° 27' 30" E 3.66 feet, a 3/4" iron pipe found bears N 58° 49' 15" E 18.36 feet, and a 1/2" iron rod found (bent) bears N 66° 46' 39" E 30.16 feet, this corner located on the Northwest margin line of a county road known as Tom Holland Road;

THENCE four lines following the meanders of the Northwest margin line of Tom Holland Road as follows:

- 1) S 59° 50' 21" W (called S 59° 45' 39" W) 63.04 feet to a 1/2" iron rod found for corner,
- 2) S 52° 48' 20" W (called S 52° 58' 19" W) 127.06 feet to a 1/2" iron rod found for corner,
- 3) S 44° 06' 34" W (called S 43° 57' 02" W) 94.10 feet to a 1/2" iron rod found for corner,
- 4) S 43° 20' 08" W (called S 43° 22' 32" W) 105.77 to a 1/2" iron rod found for corner from which a fence corner bears S 42° W 34.1 feet, this being the East corner of that certain 27 acre tract which was conveyed, as First Tract, from E. A. Simpson to The E. A. and Johnnie B. Simpson Family Partnership, Ltd., by deed dated July 15, 1997 and recorded in Volume 1114, on Page 423 of the Deed Records of Angelina County, Texas;

THENCE N 30° 30' 37" W (called N 30° 30' 37" W) in part with the Northeast boundary line of said 27 acre tract, and in part with a Northeast boundary line of the above mentioned Morton 51.52 acre tract, at 423.37 feet pass on line a 1/2" iron rod found, and in all 614.93 feet to the place of beginning containing 5.00 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: May 19, 2005 at 11:00A

As a
RECORDING
Document Number 00198709
Amount 25.00

Receipt Number - 85885
By:
Maria Solis

STATE OF TEXAS
COUNTY OF ANGELINA
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the Official Public Records of Angelina County
as stamped herein by me.

May 19, 2005

Jean Cassiday
County Clerk
Angelina County

RH

K.H.

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED
AT 1:22 O'CLOCK P M

JAN 17 2017

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JOSHUA GROSS, JR., AN UNMARRIED MAN delivered that one certain Deed of Trust dated DECEMBER 15, 2009, which is recorded in INSTRUMENT NO. 2009-00263541 of the real property records of ANGELINA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$127,551.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, FEBRUARY 7, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING THE NORTH 55' OF LOT 9 AND THE SOUTH 55' OF LOT 10, BLOCK 7, IDLEWOOD ADDITION TO ANGELINA COUNTY, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 137-B AND 138-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH THE REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

The sale will occur at that area designated by the Commissioners Court of ANGELINA County, Texas, for such sales (OR AT THE ANGELINA COUNTY COMMISSIONERS COURT (ROOM 213)).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is 244 SOUTH GATEWAY PLACE, JENKS, OKLAHOMA 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JANUARY 17, 2017.


SUBSTITUTE TRUSTEE(S)

NOTICE OF TRUSTEE'S SALE

JAN 17 2017

DEED OF TRUST INFORMATION:

Grantor(s)	Ronald Wesley Loper and Helma Juanita Loper	Deed of Trust Date	October 25, 2000
Original Mortgagee	Bank of America, N.A.	Original Principal	\$65,000.00
Recording Information	Book #: 1324 Page #: 73 in Angelina County, Texas	Original Trustee	PRLAP, INC.
Property Address	672 Ozias Road, Huntington, TX 75949	Property County	Angelina

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

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Nationstar Mortgage, LLC	Mortgage Servicer	Nationstar Mortgage LLC
Current Beneficiary	Nationstar Mortgage, LLC	Mortgage Servicer Address	8950 Cypress Waters Blvd, Coppell, TX 75019

SALE INFORMATION:

Date of Sale	02/07/2017
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The Angelina County Commissioners Courtroom -Room #213 County Courthouse 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 Trustees	Sheryl LaMont, Robert LaMont, David Sims, Ken Hammond, Karen Lilley, Ben Lilley, Allan Johnston, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE MARGARET MCANALLY SURVEY IN ANGELINA COUNTY, TEXAS AND BEING A PART OF THE 65.0 ACRES TRACT CONVEYED TO S.B. HAWKINS BY EDDIE SONNIER ETAL BY DEED DATED THE 16TH DAY OF AUGUST, 1946 AND RECORDED IN VOLUME 125, PAGE 492, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND DESCRIBED BY METES AND BOUNDED AS FOLLOWS, TO-WIT;

BEGINNING ON THE SBL OF SAID 65 ACRES TRACT 7 FEET EAST FROM THE SW CORNER OF SAME AN IRON PIPE FOR CORNER 7 FEET EAST FROM THE SW CORNER OF SAID MARGARET MCANALLY SURVEY, SAID POINT BEING IN THE EAST MARGIN OF A PUBLIC ROAD;

THENCE NORTH WITH SAID ROAD 590.3 FEET, AN IRON/PIPE FOR CORNER;
THENCE EAST 442.76 FEET AN IRON PIPE FOR CORNER;
THENCE SOUTH 590.3 FEET, AN IRON PIPE FOR CORNER;
THENCE WEST 442.76 FEET TO THE PLACE OF BEGINNING, CONTAINING 6 ACRES.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

Texas

NOTICE OF TRUSTEE'S SALE

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

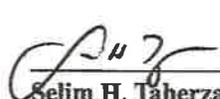
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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 service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated December 12, 2016.



Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244



Sheryl LaMont
1-17-17

NOTICE OF TRUSTEE'S SALE

(469) 729-6800

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

under Texas Constitution article XVI, section 50(a)(6). A debt exists.

(b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.

(c) The obligation secured by the lien sought to be foreclosed is in default.

(d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED THAT:

1. Nationstar Mortgage, LLC, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code section 51.002 concerning the property with a commonly known mailing address of 672 Ozias Road, Huntington, TX 75949 and legal description as described in the Real Property Records of ANGELINA COUNTY, Texas as follows:

CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE MARGARET MCANALLY SURVEY IN ANGELINA COUNTY, TEXAS AND BEING A PART OF THE 65.0 ACRES TRACT CONVEYED TO S.B. HAWKINS BY EDDIE SONNIER ETAL BY DEED DATED THE 16TH DAY OF AUGUST, 1946 AND RECORDED IN VOLUME 125, PAGE 492, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND DESCRIBED BY METES AND BOUNDED AS FOLLOWS, TO-WIT;

BEGINNING ON THE SBL OF SAID 65 ACRES TRACT 7 FEET EAST FROM THE SW CORNER OF SAME AN IRON PIPE FOR CORNER 7 FEET EAST FROM THE SW CORNER OF SAID MARGARET MCANALLY SURVEY, SAID POINT BEING IN THE EAST MARGIN OF A PUBLIC ROAD;

THENCE NORTH WITH SAID ROAD 590.3 FEET, AN IRON/PIPE FOR CORNER;
THENCE EAST 442.76 FEET AN IRON PIPE FOR CORNER;
THENCE SOUTH 590.3 FEET, AN IRON PIPE FOR CORNER;
THENCE WEST 442.76 FEET TO THE PLACE OF BEGINNING, CONTAINING 6 ACRES.

2. The name and last known address of each respondent subject to the order are:

Helma Juanita Loper, Deceased
672 Ozias Road
Huntington, TX 75949

Ronald Loper
672 Ozias Road
Huntington, TX 75949

3. The recording or indexing information of each lien to be foreclosed is as follows:

Book #: 1324 Page #: 73 in the Real Property Records of Angelina County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the

Texas Rules of Civil Procedure.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this ____ day of _____, 2016.

Signed: 12/11/2016 05:05 PM



Judge Presiding

Thomas C. Maxwell and Allison J. Maxwell
424 Arizona
Lufkin, Texas 75904
Our file #0716-117F

FILED
AT 1:23 O'CLOCK P.M.
JAN 17 2017
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By

NOTICE OF TRUSTEE'S SALE

ATTENTION SERVICE MEMBERS:

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

WHEREAS, on January 19, 2006, Thomas C. Maxwell and Allison J. Maxwell executed a Deed of Trust conveying to Steven S. McGilvra or Charles E. Klein, a Trustee, the Real Estate hereinafter described, to secure American General Financial Services, Inc. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 00208332 in the Real Property Records of Angelina County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 7, 2017, the foreclosure sale will be conducted in Angelina County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Angelina, State of Texas:

LOT NO. ELEVEN (11), BLOCK NO. TEN (10), C. F THOMPSON SECOND ADDITION, REVISED, AN ADDITION TO THE CITY OF LUFKIN, TEXAS, OF RECORD IN CABINET A, SLIDE 50-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

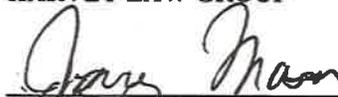
Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association As Indenture Trustee For Cim Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Substitute and Successor Substitute Trustees are identified below.

HARVEY LAW GROUP



Kelly J. Harvey, Texas State Bar No. 09180150
Jerry W. Mason, Texas State Bar No. 24081794
Attorneys for Mortgagee and Mortgage Servicer
Date: 12/14/2016

Teigs

Sheryl LaMont
~~Sheryl LaMont, Substitute Trustee, or
Robert LaMont, Successor Substitute Trustee, or
David Sims, Successor Substitute Trustee, or
Allan Johnston, Successor Substitute Trustee, or
Sheryl LaMont, Successor Substitute Trustee, or
Robert LaMont, Successor Substitute Trustee, or
David Sims, Successor Substitute Trustee, or
Harriett Fletcher, Successor Substitute Trustee, or
Allan Johnston, Successor Substitute Trustee, or
Sharon St. Pierre, Successor Substitute Trustee, or
Karen Lilley, Successor Substitute Trustee~~

1-17-17

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

FILED

October 28, 2016 3:50 O'CLOCK P.M.

Reba Squyres
Clerk of District Court
Angelina County, Texas

CAUSE NO. CV-00580-16-08

By: Crawford, Brittany
Deputy

**IN RE ORDER FOR FORECLOSURE
CONCERNING**

§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

**424 ARIZONA,
LUFKIN, TEXAS 75904**

ANGELINA COUNTY, TEXAS

UNDER TEX. R. CIV. PROC. 736

217TH JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by U.S. Bank National Association As Indenture Trustee For Cim Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG ("Applicant"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on June 15, 2016, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on July 28, 2016; and
- the loan is due for the December 1, 2014 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 424 Arizona, Lufkin, Texas 75904 (the "Property") which has the following legal description:

**LOT NO. ELEVEN (11), BLOCK NO. TEN (10), C. F THOMPSON
SECOND ADDITION, REVISED, AN ADDITION TO THE CITY OF
LUFKIN, TEXAS, OF RECORD IN CABINET A, SLIDE 50-A OF THE
MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.**

(3) The name and last known address of each respondent subject to this Order is/are:

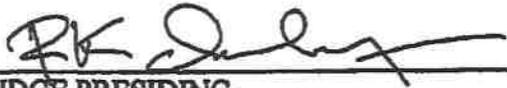
- Thomas C. Maxwell, 424 Arizona, Lufkin, Texas 75904
- Allison J. Maxwell, 424 Arizona, Lufkin, Texas 75904

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 00208332 of the real property records of Angelina County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this _____ day of _____, 2016.

Signed: 10/29/2018 03:24 PM



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey
SBN: 09180150
Kelly@kellyharvey.com
Mia D. Searles
SBN: 24068544
Mia@kellyharvey.com
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Tel. (832) 922-4000
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ATTORNEYS FOR APPLICANT