

FILED
AT 3:00 O'CLOCK PM

APR 13 2015

NOTICE OF FORECLOSURE SALE

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

By

DM

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

SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/09/2009 and recorded in Document 2009-00258651 real property records of Angelina County, Texas.

3. **Date, Time, and Place of Sale.**

Date: 05/05/2015

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

Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ^{Annex.}
~~MEETING ROOM (FIRST FLOOR) & THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE AS ALTERNATE PLACE WHENEVER COURTHOUSE IS CLOSED DUE TO OBSERVANCE OF A DESIGNATED HOLIDAY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE~~
606 East Lufkin Ave, Lufkin, TX in the hallway outside Commissioners' Courtroom, adjacent to the Atrium. SPM
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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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. 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.

5. **Obligations Secured.** The Deed of Trust executed by OLIVER J. MOORE AND KATHY S. MOORE, provides that it secures the payment of the indebtedness in the original principal amount of \$70,695.00, 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. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Sheryl LaMont 4-13-15

SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,
KEN HAMMOND, KAREN LILLEY OR BEN LILLEY
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

15-000175-570
101 COBBLE RD
ZAVALLA, TX 75980

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.



4520284



EXHIBIT "A"

TRACT ONE: All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot 14, Lot 15, Lot 16, Lot 17, Lot 18 and Lot 19, all of Block 1, B. T. Townsend Second Addition to the City of Zavalla, as the same appears upon the official map or plat, which is of record in Cabinet A, Slide 24-A, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

TRACT TWO: 0.052 acres, more or less, part of the E.T.R.R. Survey, Abstract No. 250, being situated in Angelina County, Texas and being more fully described by metes and bounds as follows, to wit:

All that certain tract or parcel of land, lying and situated in Angelina County, Texas, within the E. T. R. R. SURVEY, ABSTRACT NO. 250, out of and a part of that certain tract whose acreage was (in-recited, which was conveyed from A. L. Canster, et ux, to B. T. Townsend by deed dated March 29, 1946 and recorded in Volume 116, on Page 611 of the Deed Records of Angelina County, Texas, out of and a part of that certain 0.25 acre tract which was conveyed, Second Tract, from B. T. Townsend, et ux, to G. E. Davis by deed dated September 25, 1956 and recorded in Volume 236, on Page 24 of the Deed Records of Angelina County, Texas, and being known as Second Tract in conveyance from G. E. Davis, et ux, to S. A. Cochran by deed dated October 12, 1977 and recorded in Volume 463, on Page 483 of the Deed Records of Angelina County, Texas, same having been subsequently conveyed from S. A. Cochran to Glenice Williams by deed dated March 26, 1984 and recorded in Volume 557, on Page 626 of the Deed Records of Angelina County, Texas, then conveyed from Glenice Roberts, aka Williams, to Gilbert Gonzales by deed dated December 30, 1986 and recorded in Volume 665, on Page 617 of the Deed Records of Angelina County, Texas to which reference is hereby made for any and all purposes, and being described by metes and bounds as follows, to wit:

BEGINNING at the Southwest corner of Block No. 1 of the B. T. Townsend Second Addition to the Town of Zavalla, Texas, the official plat of which was found of record in Cabinet A, on Slide 24-A of the Map and Plat Records of Angelina County, Texas, and of Lot No. 16, same being the Southeast corner of the above referred to 0.25 acre tract, located on the North side of Cobble Road, a 1/2" iron pipe set for corner;

THENCE S 88° 05' 27" W along the North side of said Cobble Road, same being the South boundary line of the above referred to 0.25 acre tract, 15.00 feet to the Southwest corner of same, a 1/2" iron pipe set for corner;

THENCE N 07° 05' 10" W with the West boundary line of the above referred to 0.25 acre tract, adjoining apparent residue of lands conveyed from Canster to Townsend, above referred to, at 119.40 feet to a 1/2" iron pipe set for corner;

THENCE N 85° 26' 01" E severing the above referred to 0.25 acre tract, 22.68 feet to the Northwest corner of Lot No. 14 of said Block No. 1, same being the Southwest corner of Lot 13, a 1/2" iron pipe set for corner;

THENCE S 03° 23' 57" E with the West boundary line of said Block No. 1, same being the East boundary line of the above referred to 0.25 acre tract, 120.00 feet to the place of beginning containing 0.052 acre of land, more or less.