

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 21, 2013, TIMOTHY MICHAEL STAFFORD, A SINGLE PERSON, executed a Deed of Trust conveying to BURGESS, LAURIE, as Trustee, the Real Estate hereinafter described, to BANCORPSOUTH BANK, STATE CHARTERED INSTITUTION in payment of a debt therein described. The Deed of Trust was recorded on the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2013-00308734, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **May 3, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Angelina** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND BEING LOT NO. (1), BLOCK NO. (1) OF THE CARMEL TERRACE SUBDIVISION TO THE CITY OF LUFKIN, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN CABINET A, SLIDE 112-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Property Address: 101 BOUGAINVILLAEA COURT
LUFKIN, TX 75901
Mortgage Servicer: BANCORPSOUTH BANK
Noteholder: BANCORPSOUTH BANK
2778 W. JACKSON ST.
BLDG 2 - 2ND FLOOR
TUPELO, MISSISSIPPI 38801

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Sheryl LaMont 3-14-16
SUBSTITUTE TRUSTEE
ROBERT LAMONT OR SHERYL LAMONT OR DAVID SIMS OR HARRIET FLETCHER OR SHARON ST PIERRE OR KAREN LILLEY OR EVAN PRESS OR AMY BOWMAN OR REID RUPLE OR MATHEW WOLFSON OR AARTI PATEL OR DANN PORTER OR CHRIS DEMEREST OR KELLEY BURNS OR LEB KEMP OR TRACY YEAMAN OR WES WHEAT OR KEN HAMMOND OR KAREN LILLEY OR BEN LILLEY
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

FILED
AT 2:35 O'CLOCK
MAR 14 2016
AMY FLETCHER
County Clerk, County of Angelina, Texas
By: [Signature]

Our File Number: 15-13914

Name: BOBBY PRUITT AND BRANDI PRUITT, HUSBAND AND WIFE

FILED
AT 2:50 CLOCK
MAR 14 2016
AMY FINCHER
County Clerk
By Angelina County Court at Law
WMD

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 5, 2005, BOBBY PRUITT AND BRANDI PRUITT, HUSBAND AND WIFE executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00204454, in the DEED OF TRUST OR REAL PROPERTY records of ANGELINA COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 5, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND BEING LOT NO. NINETEEN (19), BLOCK NO. ONE (1) OF THE DAVISVILLE ROAD ADDITION REVISED, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, THE MAP OR PLAT BEING RECORDED IN CABINET A, SLIDE 144-B OF THE MAP AND PLAT RECORDS OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, RECORD REFERENCE TO WHICH IS HERE MADE FOR ANY AND ALL PURPOSES.

Property Address: 495 FAIR OAKS CIRCLE
LUFKIN, TX 75901

Mortgage Servicer: BANK OF AMERICA, N.A.

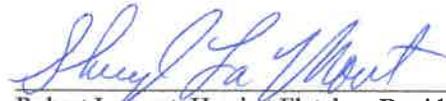
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this 14th day of March, 2016.


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

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

Resolve

FILED
AT 2 O'CLOCK P M

MAR 14 2016

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 OR 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.

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

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN LUFKIN, ANGELINA COUNTY, TEXAS, AND BEING LOT NO. TWENTY-ONE (21), IN BLOCK NO. THREE (3) OF ENGLEWOOD TERRACE ADDITION TO THE CITY OF LUFKIN, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID ADDITION, WHICH IS OF RECORD IN VOLUME 5, PAGE 9, MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/16/2007 and recorded in Document 2007-00232232 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: 04/05/2016
- 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, 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 HEARN CHI LY, provides that it secures the payment of the indebtedness in the original principal amount of \$118,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Federal National Mortgage Association ("Fannie Mae") is the current mortgagee of the note and deed of trust and SETERUS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Federal National Mortgage Association ("Fannie Mae") c/o SETERUS, INC., 14523 SW Millikan Way Suite 200, Beaverton, OR 97005 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 OR SHARON ST. PIERRE, 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.

[Signature]

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, 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 OR SHARON
ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529



FILED
AT 2:52 O'CLOCK
MAR 14 2016
AMY FINCHER
County Clerk, County Court at Law
By Angelina County Texas

Notice of [Substitute] Trustee 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. Date, Time, and Place of Sale.

Date: 04/05/2016

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: 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 or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 605 White Oak Dr, Lufkin, TX 75904

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/12/2006 and recorded 06/14/2006 in Document 2006-00214805 real property records of Angelina county Texas, with Flora Fja Ashworth, a married woman and Deverette Murphy grantor(s) and New Century Mortgage Corporation .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Flora Fja Ashworth, a married woman and Deverette Murphy securing the payment of the indebtedness in the original principal amount of \$ 72,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE8 Mortgage Pass-through Certificates, Series 2006-HE8 is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

All that certain lot or parcel of land, being all of Lot one(1), Block Twelve(12), of the Park view Addition, an addition to the city of Lufkin, Angelina county, Texas, in accordance with plat of said Addition, recorded in cabinet A, Slide 38-A of the plat Records of Angelina county, Texas.

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000**

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

Sheryl LaMont 3-14-16

Sheryl LaMont, Robert Lamont, Sharon St.Pierre, David Sims, Ken Hammond, Karen Lilley, Ben Lilley, Chance Oliver or Bret Allen, Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Notice of [Substitute] Trustee Sale

12:40 CLOSING
MAR 14 2016
AMY FINCHER
County Clerk, County Court
By Angelina County, Texas

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. Date, Time, and Place of Sale.

Date: 04/05/2016

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: 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 or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 508 East Jodie Avenue, Lufkin, TX 75901

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/28/2005 and recorded 07/26/2005 in Book no: 2224 Page no: 278 Document 00201482 real property records of Angelina county Texas, with Delwyn Collins and wife, Adrienne Thomas Bagley Collins grantor(s) and Home Funds Direct, a Division of Accredited Home Lenders, Inc., a California Corporation., as Lender, Mortgage Electronic Registration Systems, INC., as Beneficiary .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Delwyn Collins and wife, Adrienne Thomas Bagley Collins securing the payment of the indebtedness in the original principal amount of \$ **46,750.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-5** is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

Reyes PD

Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

The Following Described Property And Premises And All Improvements Thereon Situated, in Angelina County, Texas, As Follows: Being All That Certain Tract Or Parcel Of Land Lying And Situated In Angelina County, Texas Being Out Of The J. L. Quinalty Survey Abstract No. 40 And Being A Part Or Portion Of Lot 11, Block 8 Of The Denman Addition To The City Of Lufkin, Texas As Recorded In Cabinet B On Slide 47 A Of The Map And Plat Records Of Angelina County, Texas And Also Being All Of That Certain Tract Described As Tract No. 1 In A Gift Deed From Virginia Douglas To Laura Kathleen Douglas Gray Dated May 30, 1985 And Recorded In Volume 576 On Page 797 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 Tract No. 1 Being On The West Right Of Way Of Montrose Avenue An Angle Iron Found. For Corner; Thence S 69 Degrees 47 Minutes 10 Seconds W With The South Boundary Line Of Tract No. 1 At 135.00 Feet The Southwest Corner Of Same Being On The East Right Of Way Of Homer Street, An Angle Iron Found For Corner; Thence 19 Degrees 35 Minutes 50 Seconds W With The West Boundary Line Of Said Tract No. 1. And The East Right Of Way Of Homer Street At 115.50 Feet The Northwest Corner Of Same Being An Angle Iron Found For Corner; Thence N 70 Degrees 00 Minutes 00 Seconds E With The North Boundary Line Of Tract No. 1 And The South Right Of Way Of Jodie Street At 132.96 Feet The Northeast Corner Of Same Being An Angle Iron Found For Corner; Thence S 20 Degrees 36 Minutes 50 Seconds E With The East Boundary Line Of Tract No. 1 And The West Right Of Way Of Montrose Avenue At 115 . 00 feet The Point And Place Of Beginning And Containing 0. 354 Acres Of Land More Or Less - This Conveyance Is Made Subject To Any And All Mineral Reservations Or Conveyance, Restrictions, Easements, And Covenants Of Record In The Office

Of The County Clerk Of Angelina County, Texas, Applicable To And Enforceable Against The Hereinabove Described Property

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000**

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

Sheryl LaMont 3-14-16

Sheryl LaMont, Robert Lamont, Sharon St.Pierre, David Sims, Ken Hammond, Karen Lilley, Ben Lilley, Chance Oliver or Bret Allen or Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.