

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Being all that certain tract or parcel of land lying and situated in Angelina County, Texas and being more particularly described in the 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: July 5, 2016

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Angelina County Courthouse in Lufkin, Texas, at the following location:

Angelina County Commissioner's Courtroom located at the Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas. In the event that early voting or an election is going on in the Commissioner's Courtroom, the sale will take place on the front steps of the Angelina County Courthouse Annex. If early voting is going on and the weather is bad, the sale will take place in the Angelina County Courthouse Annex foyer or at such other place as designated by the Angelina County Commissioner's Court.

The deed of trust permits the beneficiary 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. Such reposting or refiling may be after the date originally scheduled for this sale.

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 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. Prospective bidders are strongly urged to examine

FILED
AT 1:51 P.M. JUN 13 2016
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas
VCP

the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial 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 Darren Smith and wife, Melissa Smith. The deed of trust is dated October 6, 2000, and is recorded in the office of the County Clerk of Houston County, Texas, in volume 4068, page 001, of the Real Property Records of Houston County, Texas.

5. Obligations Secured. 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 (1) the promissory note in the original principal amount of \$9,000.00, executed by Darren Smith and wife, Melissa Smith payable to the order of First Bank & Trust East Texas; (2) all renewals and extensions of the note; and (3) First Bank & Trust East Texas is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

First Bank & Trust East Texas
P.O. Box 151510
Lufkin, Texas 75915

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 sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: June 13, 2016



Thomas W. Deaton, Substitute Trustee

EXHIBIT "A"

Attached.

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. L. QUINLEY SURVEY, ABSTRACT NO. 40 and being (1) all of that certain tract described in a deed from Robert E. Wilson, et ux to Lufkin Supply Co., Inc. dated March 14, 1972 and recorded in Volume 385 on Page 745 of the Deed Records of Angelina County, Texas, (2) all of those certain tracts described as First Tract (Lot No. 4 of Block No. 27 of the Town of Lufkin as recorded in Cabinet B on Slide 44-B of the Map and Plat Records of Angelina County, Texas) and Second Tract in a deed from Robert V. Hutson, et al to Lufkin Supply Company, Inc. dated September 29, 1964 and recorded in Volume 297 on Page 185 of the Deed Records of Angelina County, Texas, and (3) all of that certain tract (the East 70 feet of Lot No. 5 of Block No. 27 of the Town of Lufkin as recorded in Cabinet B on Slides 44-B of the Map and Plat Records of Angelina County, Texas) described in a deed from D. & H. Contracting Company, Inc. to Lufkin Supply Company, Inc. dated October 1, 1980 and recorded in Volume 509 on Page 430 of the Deed Records of Angelina County, Texas, to which references are 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 Northeast corner of the aforesaid referred to Lufkin Supply Company tract (385/745), the Northwest corner of that certain tract described as Tract No. One in a deed from Pilsner H. Garrison, et al to Boye Sowing Center dated April 7, 1977 and recorded in Volume 454 on Page 434 of the Deed Records of Angelina County, Texas, and the end of a boundary line agreement as recorded in Volume 192 on Page 329 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner in the South boundary line of that certain 0.3240 acre tract conveyed in a deed from Tammy Lynn Lee to Billy Scott Lee dated December 6, 1994 and Recorded in Volume 1016 on Page 554 of the Real Property Records of Angelina County, Texas, said rod witnessed by a 1/2" rod bearing S 63° 47' 29" E 75.12 feet;

THENCE S 19° 59' 36" W (called S 29° W) with the East boundary line of the said Lufkin Supply Company tract (385/745), the West boundary line of the said Boye tract (Tract No. One), the aforesaid boundary line agreement (192/329), and in part with the East boundary line of that certain tract described as Tract No. Two (0.10 feet by 120.11 feet) in a deed from Pilsner H. Garrison, et al to Boye Sowing Center dated April 7, 1977 and recorded in Volume 454 on Page 434 of the Deed Records of Angelina County, Texas, at 19.73 feet pass on line the Northeast corner of the said Boye tract (Tract No. Two) and a building corner 0.15 feet right (Northwest corner of the said Boye tract (Tract No. Two), at 139.45 feet (called 140.00 feet) the Southeast corner of the said Lufkin Supply Company tract (385/745), the Southwest corner of the said Boye tract (Tract No. One), and the beginning of the said boundary line agreement (192/329), a point for corner (in a building) in the North right-of-way line of Lufkin Avenue (80 feet wide right-of-way), said point witnessed by a 1/2" rod bearing S 69° 38' 24" E 75.08 feet and a building corner S 32° 27' 55" W 0.46 feet, said building corner called to be the Southwest corner of the said Boye tract (Tract No. Two);

THENCE N 69° 57' 23" W with the South boundary line of the said Lufkin Supply Company tract (385/745), the South boundary line of the aforesaid referred to Lufkin Supply Company tract (297/185 - Second Tract), the South boundary line of the aforesaid Lot No. 4, the South boundary line of the aforesaid referred to Lot No. 5, and the North right-of-way line of the said Lufkin Avenue (40 feet from centerline), at 49.92 feet pass a 1/2" rod 0.55 feet left, at 244.92 feet the Southwest corner of the aforesaid referred to Lufkin Supply Company tract (509/430 - the East 70 feet of Lot No. 5) and the Southeast corner of that certain tract (the West 30 feet of Lot No. 5 and the East 35 feet of Lot No. 6) described as Tract Three in a deed from John M. Williams, et ux to Jerry M. Stout, et ux dated July 19, 1996 and recorded in Volume 1066 on Page 100 of the Real Property Records of Angelina County, Texas, an "x" scribbled in a 6" concrete retaining wall for corner, said "x" witnessed by a building corner bearing N 66° E 15.0 feet;

EXHIBIT "A"

THENCE N 20° 06' 56" E (called N 20° E) with the West boundary line of the said Lufkin Supply Company tract (509/430 - the East 70 feet of Lot No. 5) and the East boundary line of the said Stout tract, at 140.00 feet (called 140 feet) the Northwest corner of the said Lufkin Supply Company tract (509/430 - the East 70 feet of Lot No. 5) and the Northeast corner of the said Stout tract, an "x" scribed (in a concrete swale) in the North boundary line of the aforesaid Lot No. 5 and the South boundary line of a 20 feet wide alley, said "x" witnessed by a 1/2" rod found in the North boundary line of the said alley bearing N 21° 59' 10" W 26.91 feet;

THENCE S 69° 57' 23" E with the North boundary line of the said Lot No. 5, the North boundary line of the aforesaid Lot No. 4, and the South boundary line of the said 20 feet wide alley, at 170.00 feet the Northeast corner of the said Lot No. 4, an "x" scribed in a concrete swale in the West boundary line of the aforesaid Lufkin Supply Company tract (297/185 - Second Tract);

THENCE N 20° 06' 56" E with the end of the said 20 feet wide alley and the West boundary line of the said Lufkin Supply Company tract (297/185 - Second Tract), at 7.37 feet the Northwest corner of the said Lufkin Supply Company tract (297/185 - Second Tract) and the Southwest corner of the aforesaid Lea 0.3240 acre tract, an "x" scribed in concrete (under asphalt) for corner witnessed by a point calculated for the Northeast corner of the said 20 feet wide alley and the Southeast corner of Lot No. 3 bearing N 20° 06' 56" E 12.62 feet and a 1" pipe (3 feet tall) bearing N 20° 06' 56" W 101.48 feet;

THENCE S 63° 53' 58" E with the North boundary line of the said Lufkin Supply Company tract (297/185 - Second Tract), the North boundary line of the aforesaid Lufkin Supply Company tract (385/745), and the South boundary line of the said Lea 0.3240 acre tract, at 24.77 feet pass on line a 1/2" rod found for the Northeast corner of the said Lufkin Supply Company tract (297/185 - Second Tract) and the Northwest corner of the said Lufkin Supply Company tract (385/745), at 75.03 feet the point and place of beginning and containing 0.793 acre of land, more or less.

Basis of Bearings: The South boundary line of that certain 0.035 acre tract described in a deed from Inza Chipson to John Randall Futch dated April 27, 1989 and recorded in Volume 761 on Page 223 of the Real Property Records of Angelina County, Texas, (deed call - N 70° 00' 00" W 95.075 feet - found 1/2" rod (S.E.C.) and a 1/2" pipe 95.08 feet apart).

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying



(signature in blue ink)
Professional Land Surveyor No. 4527

408 North Wood Street
Angleton, Texas 77901
(936) 434-5528
December 13, 2005

FILED
AT 2:40 CLOCK P M

JUN 13 2016

AMY FINCHER
County Clerk, County Court at Law

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: 07/05/2016

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.

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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: 1-800-746-2936**

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.

 6-13-16

Allan Johnston, Sheryl Lamont, Robert Lamont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Ben Lilley, Ken Hammond, Evan Press, Amy Bowman, Reid Ruple, Matthew Wolfson, Aarti Patel, Dann Porter, Chris Demarest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, Chance Oliver, Max Murphy 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.

FILED
AT 2:15 O'CLOCK P.M.

JUN 13 2016

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

C&S No. 44-16-1323 / FHA / No
LoanCare, LLC

NOTICE OF TRUSTEE'S 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. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: April 27, 2009

Grantor(s): David Youngblood, a married man, and his wife Alanna Youngblood, signing pro forma to perfect lien only as community property

Original Trustee: Steve Holmes & Associates P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Alacrity Lending Company, its successors and assigns

Recording Information: Clerk's File No. 2009-00255564, in the Official Public Records of ANGELINA County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 1.89877 ACRES BEING ALL OF 0.94899 ACRE TRACT 1 AND 0.94918 ACRE TRACT 2 BEING ALL OF LOTS 4 AND 5 OF HOMER HILLS UNRECORDED SUBDIVISION IN LUFKIN AREA, ANGELINA COUNTY, TEXAS, ACCORDING TO THE DEED WHICH IS RECORDED IN VOLUME 1570, PAGE 296 OF THE DEED RECORDS OF ANGELINA COUNTY (MAP RECORDED IN EXHIBIT D) OUT OF THE ANGELINA COUNTY SURVEY, ABSTRACT 54 BEING A SUBDIVISION OF 4.237 ACRES TO GULF STATES MOBILE HOME REALTY GROUP DBA GRANITE CONSULTING SERVICE IN INSTRUMENT DATED MAY 6, 2002 RECORDED IN VOLUME 1570, PAGE 296 OF THE ANGELINA COUNTY DEED RECORDS SAID 1.89877 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 07/05/2016 Earliest Time Sale Will Begin: 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Karen Lilley as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

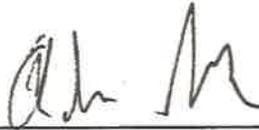


The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be 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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 9th day of June, 2016.

For Information:
Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038


Adnan Ahmad, Attorney at Law
Codilis & Stawiariski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200


Sheryl Lambert
6-13-16

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Adnan Ahmad as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 9th day of June, 2016.


Notary Public
Signature

C&S No. 44-16-1323 / FHA / No
LoanCare, LLC

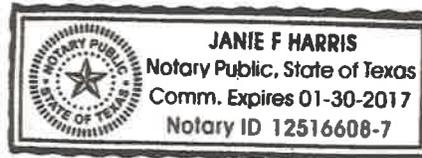


Exhibit A

A tract or parcel of land containing 1.89877 acres being all of 0.94899 acre tract 1 and 0.94918 acre tract 2 being all of lots 4 and 5 of Homer Hills unrecorded subdivision in the Lufkin area, Angelina County, Texas, according to the deed which is recorded in Volume 1570, Page 298 of the Deed Records of Angelina County (Map recorded in Exhibit D) out of the Angelina County Survey, Abstract 54 being a subdivision of 4.237 acres to Gulf States Mobile Home Realty Group DBA Granite Consulting Service in instrument dated May 6, 2002 recorded in Volume 1570, Page 296 of the Angelina County Deed Records said 1.89877 acre tract being more particularly described by metes and bounds as follows to-wit:

COMMENCING at a 1/2 inch iron pipe found in the centerline of Quarles County Road near of the center of same extending over the South boundary line of the above described tract and marking the Southwest corner of said 4.237 acre tract and the Southeast corner of the Melissa Bridges so called 0.50 acre tract described in Volume 1079, Page 191 of the Deed Records of Angelina County, Texas;

THENCE South 89 degrees 55 minutes 44 seconds East with the near center of said Quarles County Road (40 ft. right-of-way) a distance of 163.40 ft. to a 60d nail found marking the Southwest corner and PLACE OF BEGINNING of the herein described 1.89877 acre tract;

THENCE North 00 degrees 19 minutes 09 seconds East with the division line between Lots 3 and 4 and the East boundary of 0.94850 acre tract passing a 1/2 Inch Iron rod found for reference at 18.50 ft. in the North right-of-way line of said Quarles Road in all a distance of 497.74 ft. to a 1/2 Inch Iron rod found at the Northwest corner of the herein described 1.89877 acre tract, the Northwest corner of Lot 4 and the Northeast corner of Lot 3 of said unrecorded subdivision in the South boundary line of the Velma Jo Noel 2.300 acre tract described in instrument recorded in Volume 927, Page 878 of the Deed Records of Angelina County;

THENCE East with the South boundary of said 2.300 acre tract and the North boundary of said 4.237 acre tract passing a 1/2 inch iron rod found at the Northeast corner of Lot 4 and the Northwest corner of Lot 5 at 84.39 ft. in all a total distance of 168.78 ft. to a 3 inch iron pipe found at the Northeast corner of Lot 5, the Northeast corner of said 4.237 acre tract and the Northwest corner of the C. H. Fenley so called 1.94 acre tract described in Volume 111, Page 522 of the Deed Records of Angelina County;

THENCE South 00 degrees 56 minutes 17 seconds West with the East boundary of Lot 5, the East boundary of said 4.237 acre tract and the West boundary of said Fenley Tract passing a 1/2 inch iron pipe found in the North right-of-way line of Quarles Road at 481.57 ft. in all a total distance of 498.00 ft. at a 1/2 inch iron pipe found at the Southeast corner of the herein described tract and marking the Southwest corner of said Fenley Tract;

THENCE North 89 degrees 55 minutes 44 seconds West with the approximate centerline of said Quarles Road and the North boundary of the residue of the Joyce Williams 2.82 acre tract described in Volume 1233, Page 330 of the Deed Records of Angelina County passing an iron rod at 81.70 ft. and the Southwest corner of Lot 5 and the Southeast corner of Lot 4 in all total distance of 163.40 feet to the PLACE OF BEGINNING and containing 1.89877 acres of land, more or less, however there is reserved a 0.068 acre tract over the Southerly portion of the above described tract in Quarles Road right-of-way and being known as 169 Quarles Road, Lufkin, Texas 75901.

DY
AJ

FILED
AT 2:30 O'CLOCK P M

JUN 13 2016

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

By: TW

SHAPIRO SCHWARTZ, LLP (SHZ)
ALLEN, CAREY D.
188 LINTON ROAD, LUFKIN, TX 75901

CONVENTIONAL
Our File Number: 16-024638

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 2, 2014, CAREY D. ALLEN AKA CAREY DWAYNE ALLEN AND DEDRAH MARIE ALLEN, HUSBAND AND WIFE, as Grantor(s), 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 filed in the real property records of **ANGELINA COUNTY**, TX and is recorded under Clerk's File/Instrument Number 2014-00316949, 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, **July 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 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 TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE HENRY SPENCER SURVEY, ABSTRACT NO. 575 AND BEING ALL OF THAT CERTAIN 1.25 ACRE TRACT DESCRIBED IN A DEED FROM MACK R. HAYES, ET UX TO DAVID BENTLEY, ET UX DATED MARCH 14, 1977 AND RECORDED IN VOLUME 453 ON PAGE 198 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 188 LINTON ROAD
LUFKIN, TX 75901
Mortgage Servicer: SHAPIRO SCHWARTZ, LLP
Noteholder: BANCORPSOUTH BANK
13105 NORTHWEST FWY.
SUITE 1200
HOUSTON, TEXAS 77040

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 6-13-16
SUBSTITUTE TRUSTEE

ROBERT LAMONT OR SHERYL LAMONT OR
ROBERT LAMONT OR DAVID SIMS OR HARRIETT
FLETCHER OR ALLAN JOHNSTON OR KAREN
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.

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