

FILED
AT 11:00 CLOCK PM
AUG 15 2016

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

AMY FINGER
County Clerk, County Court at Law
Angelina County, Texas
DM

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:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 470 AND THE MARTIN JONES SURVEY, ABSTRACT NO. 376 AND BEING ALL OF THAT CERTAIN 0.521 ACRE TRACT DESCRIBED IN A DEED FROM WILNA BAMMES, INDIVIDUALLY AND LYNNFORD N. BAMMES AND WILNA BAMMES, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LYNNFORD N. BAMMES AND WILNA J. BAMMESS LIVING TRUST DATED JANUARY 14, 1994 TO RONNY LYNN CAVANAR, ET UX DATED AUGUST 6, 2009 AND RECORDED IN DOCUMENT NO. 2009-00259146 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAIDTRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID REFERRED TO 0.521 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 0.705 ACRE TRACT DESCRIBED IN A DEED FROM KEITH STANLEY, ET UX TO CORNERSTONE CHAPEL DATED JULY 26, 2001 AND RECORDED IN VOLUME 1460 ON PAGE 310 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF THAT CERTAIN 10.31 ACRE TRACT DESCRIBED IN A DEED FROM ARTEMEESE WILSON, ET AL TO TRAVIS DOYLE MOREHEAD, ET UX DATED JANUARY 27, 1955

AND RECORDED IN VOLUME 191 ON PAGE 18 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, SAID PIPE WITNESSED BY A 3/8" ROD FOUND FOR A CORNER OF THE SAID 0.705 ACRE TRACT BEARING S 89° 23' 27" W 137.26 FEET;

THENCE N 00° 55' 19" W WITH THE WEST BOUNDARY LINE OF THE SAID 0.521 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE SAID 0.705 ACRE TRACT, AT 151.65 FEET THE NORTHWEST CORNER OF THE SAID 0.521 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 0.705 ACRE TRACT, A 1/2" PIPE FOUND FOR CORNER IN THE SOUTH MARGIN OF AVENUE "A" (APPROXIMATELY 19 FEET FROM THE EXISTING CENTERLINE);

THENCE N 89° 14' 11" E WITH THE NORTH BOUNDARY LINE OF THE SAID 0.521 ACRE TRACT AND WITH THE SOUTH MARGIN OF THE SAID AVENUE "A", AT 150.13 FEET THE NORTHEAST CORNER OF THE SAID 0.521 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 0.500 ACRE TRACT DESCRIBED IN AN DEED FROM JOEL A. THOMAS, ET UX TO MARCUS L. WINTERS, ET AL DATED DECEMBER 28, 1999 AND RECORDED IN VOLUME 1243 ON PAGE 97 OF THE DEED RECORDS OF ANGELINA

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COUNTY, TEXAS, A 1/2" PIPE FOUND FOR CORNER WITNESSED BY A 3/8" ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 0.500 ACRE TRACT BEARING N 89° 14' 01" E 144.16 FEET;

THENCE S 00° 51' 53" E WITH THE EAST BOUNDARY LINE OF THE SAID 0.521 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE SAID 0.500 ACRE TRACT, AT 150.62 FEET THE SOUTHEAST CORNER OF THE SAID 0.521 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 0.500 ACRE TRACT, A 3/4" PIPE (OVER A 3/8" ROD) FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF THE AFORESAID 10.31 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THAT CERTAIN 7.255 ACRE TRACT DESCRIBED IN A DEED FROM TRAVIS DOYLE MOREHEAD, ET UX TO MARK W. PAGE, ET UX DATED AUGUST 14, 2001 AND RECORDED IN VOLUME 1443 ON PAGE 38 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE S 88° 50' 34" W WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.521 ACRE TRACT, THE NORTH BOUNDARY LINE OF THE SAID 10.31 ACRE TRACT, AND IN PART WITH THE NORTH BOUNDARY LINE OF THE SAID 7.255 ACRE TRACT, AT 65.32 FEET PASS ON A LINE A 1/2" ROD FOUND FOR A NORTHWEST CORNER OF THE SAID 7.255 ACRE TRACT, AT 65.32 FEET PASS ON LINE A 1/2" ROD FOUND FOR A NORTHWEST CORNER OF THE SAID 7.255 ACRE TRACT, AT 149.98 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.521 ACRE OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Amerigroup Mortgage Corporation a division of Mortgage Investors Corporation, recorded on 7/27/2011 as Document No. 2011-00282614, Receipt No. 203917 in the real property records of Angelina County, Texas. Assignment of Deed of Trust to Freedom Mortgage Corporation recorded on as of the real property records of Angelina County, Texas. The holder or servicer of the instrument is: Freedom Mortgage.

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

Date: 09/06/2016

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

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 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.

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. 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 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.

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.

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 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.

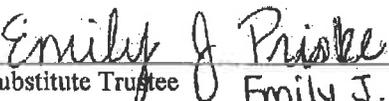
5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by William A. White and Estelle White, husband and wife.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$176,841.00, executed by William A. White and Estelle White, and payable to the order of Amerigroup Mortgage Corporation a division of Mortgage Investors Corporation; (b) all renewals and extensions of the

note; (c) any and all present and future indebtednesses of William A. White and Estelle White, husband and wife to Amerigroup Mortgage Corporation a division of Mortgage Investors Corporation. Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas, 10406 Rockley Road, Houston TX 77099, Sandy Dasigenis, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Karen Lilley, Allan Johnston, Steven Westergren, Julie Mayer, James Miller, Katherine Scheffler, Emily Priske, and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703, as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.


Substitute Trustee Emily J. Priske

Sent to obligors via certified mail by Klatt, Augustine, Sayer, Treinen, & Rastede, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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.