

NOTICE OF FORECLOSURE SALE

ATI-FILED
DEC 12 2016
County Clerk
AMY FINN
By: Angelina County Clerk

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 04/28/2011 and recorded in Document 2011-00279583 real property records of Angelina County, Texas. Re-filed in Document 2014-00316716 real property records of Angelina County, Texas.

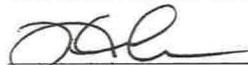
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:
Date: 02/07/2017
Time: 01:00 PM
Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY 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 RAYMOND GILL, provides that it secures the payment of the indebtedness in the original principal amount of \$87,620.00, 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
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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"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. L. QUINALTY SURVEY, ABSTRACT NO. 40 and being (1) all of that certain 0.378 acre tract described in a deed from John Wayne Adams, et ux to Chris Carroll, et ux dated March 6, 2003 and recorded in Volume 1724 on Page 41 of the Deed Records of Angelina County, Texas, and (2) all of that certain 0.358 acre tract (0.734 acre tract save and except 0.376 acre tract) described in a deed from Falcon Properties, Inc. to Christopher Carroll et ux dated March 7, 2008 and recorded in Document No. 2008-00241674 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 North corner of the aforesaid referred 0.358 acre tract and the East corner of that certain 1.316 acre tract described in a deed from Joshua Smith to David Hicks et ux dated September 8, 2008 and recorded in Document No. 2008-00248233 of the Deed Records of Angelina County, Texas, a 1" rod found for corner (at a fence corner) in the West boundary line of Block No. 1 of the LUFKIN FOUNDRY ADDITION, a subdivision to the City of Lufkin, Angelina County, Texas, as recorded in Cabinet A, on Slide 25-A & 25-B of the Map and Plat Records of Angelina County, Texas;

THENCE two calls with the East boundary line of the aforesaid referred to 0.378 acre tract and the West boundary line of the said Block No.1 of the LUFKIN FOUNDRY ADDITION as follows:

(1) S 20° 06' 48" E with the East boundary line of the said 0.358 acre tract, at 212.16 feet pass on line a 1/2" pipe found for the Southeast corner of the said 0.358 acre tract and the Northeast corner of the said 0.378 acre tract, at 232.68 feet a concrete monument found for corner;

(2) S 21 ° 02' 31" E, at 141.91 feet the Southeast corner of the said 0.378 acre tract, a 1/2" pipe found for corner in the North right-of-way line of Pershing Avenue as described in a Right-of Way deed to the City of Lufkin as recorded in Volume 542 on Page 546 of the Deed Records of Angelina County, Texas, said pipe witnessed by a concrete monument found for the Southwest corner of the said Block No. 1 of the LUFKIN FOUNDRY ADDITION bearing S 21' 02' 31" E 1.37 feet, a fence corner bearing N 19° W 14.0 feet, and an end of fence bearing N 20° W 14.8 feet;

THENCE two calls with the South boundary line of the said 0.378 acre tract and the North right-of-way line of the said Pershing Avenue (60 feet wide right-of-way) as follows:

(1) Northwesterly with a 04° 23'47" curve to the left (Central Angel = 04° 19' 37" Radius =1303.24 feet and a Long Chord Bearing and Distance = N 76° 16' 45" W 98.40 feet). at 98.42 feet a 1/2" pipe found for corner;

deed from Chad David Housewright, et al to David W. Milem dated July 2, 2003 and recorded in Volume 1797 on Page 73 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner witnessed by a 1" square rod found bearing S 10° 29' 26" W 7.54 feet;

THENCE N 10° 29' 26" E with a West boundary line of the said 0.358 acre tract and the East boundary line of the said 0.385 acre tract, at 187.46 feet an interior ell corner of the said 0.358 acre tract and the Northeast corner of the said 0.385 acre tract, a 1/2" pipe set for corner witnessed by a fence corner bearing S 26° W 1.0 feet;

THENCE N 84° 58' 22" W with a South boundary line of the said 0.358 acre tract and the North boundary line of the said 0.385 acre tract, at 63.00 feet a West corner of the said 0.358 acre tract and the Northwest corner of the said 0.385 acre tract, a 1/2" pipe set for corner in the East boundary line of the aforesaid 1.316 acre tract, said pipe witnessed by a 1/2" pipe bearing S 03° 07' 33" W 1.13 feet, a 1/2 pipe bearing S 56° 13' 11 " E 0.49 feet, a 1/2" rod found for the Southeast corner of the said 1.316 acre tract and an interior ell corner of the said 0.385 acre tract bearing S 33° 15' 21 " W 43.04 feet, and a fence corner bearing N 34° E 9.0 feet;

THENCE N 33° 15' 21" E with a West boundary line of the said 0.358 acre tract and an East boundary line of the said 1.316 acre tract, at 143.79 feet the point and place of beginning and containing 0.734 acre of land, more or less.

Basis of Bearing: The East boundary line of that certain 0.378 acre tract described in a deed from John Wayne Adams, et ux to Chris Carroll, et ux dated March 6, 2003 and recorded in Volume 1724 on Page 41 of the Deed Records of Angelina County, Texas (deed call - S 21° 02' 31" E 141.91 feet - found concrete monument and 1/2" pipe 141.91 feet apart.