

HSBC MORTGAGE SERVICES, INC. (HSF)  
WARREN, JOSEPH AND MARCIA  
185 SANDALWOOD, LUFKIN, TX 75904

CONVENTIONAL  
Our File Number: 14-019247

FILED  
AT 1:47 O'CLOCK P.M.

**NOTICE OF TRUSTEE'S SALE**

**JAN 12 2015**

WHEREAS, on March 17, 2005, JOSEPH GLENN WARREN AND WIFE, MARCIA YVONNE WARREN, as Grantor(s), executed a Deed of Trust conveying to DENNIS P. SCHWARTZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CREVECOR MORTGAGE, for the purpose of securing the 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 00196254 Volume 2148, Page 148, 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, February 3, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TX 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 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 JOHN MASSINGILL SURVEY, ABSTRACT NO. 450 AND BEING ALL THAT CERTAIN 0.275 ACRE TRACT DESCRIBED IN A DEED FROM ROBERT & JANIE INVESTMENT, INC. TO JEREMY SCOTT JOHNSON, ET UX DATED JULY 3, 2002 AND RECORDED IN VOLUME 1621 ON PAGE 260 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 185 SANDALWOOD  
LUFKIN, TX 75904  
Mortgage Servicer: HSBC MORTGAGE SERVICES, INC.  
Noteholder: HSBC MORTGAGE SERVICES INC  
636 GRAND REGENCY BLVD  
BRANDON, FLORIDA 33510

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*  
01-12-2015  
SUBSTITUTE TRUSTEE  
ROBERT LAMONT OR SHERYL LAMONT OR DAVID  
SIMS 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.**

EXHIBIT "A"

GP 05-0159

Doc 00196254 Bk RP Vol 2148 Pg 176

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JOHN MASSINGILL SURVEY, ABSTRACT NO. 450 and being all of that certain 0.275 acre tract described in a deed from Robert & Janie Investment, Inc. to Jeremy Scott Johnson, et ux dated July 3, 2002 and recorded in Volume 1621 on Page 260 of the Real Property Records of Angelina County, Texas, (and being all of Tract No. 21 of WILL HEIGHT SUBDIVISION - an unrecorded subdivision) 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 Southwest corner of the aforesaid referred to Johnson tract, the Northwest corner of that certain 0.335 acre tract (Tract No. 7 of WILL HEIGHT SUBDIVISION) described in a deed from Robert & Janie Investment, Inc. to Eric J. Willmon, et ux dated June 7, 1999 and recorded in Volume 1212 on Page 215 of the Real Property Records of Angelina County, Texas, the Northeast corner of that certain 0.307 acre tract (Tract No. 8 of WILL HEIGHT SUBDIVISION) described in a deed from Diboll Williams Construction, Inc. to Espy G. Watts, et ux dated February 25, 1998 and recorded in Volume 1140 on Page 53 of the Real Property Records of Angelina County, Texas, and the Southeast corner of that certain 0.275 acre tract (Tract No. 20 of WILL HEIGHT SUBDIVISION) described in a deed from Robert & Janie Investment, Inc. to Crystal Rouse dated April 9, 2003 and recorded in Volume 1562 on Page 46 of the Real Property Records of Angelina County, Texas, a 1/2" rod found for corner witnessed by a 1/2" rod bearing S 79° 55' 37" W 80.06 feet, a fence corner bearing N 86° E 0.6 feet, and a fence corner bearing S 62° W 0.4 feet;

THENCE N 10° 07' 03" W (called N 10° 00' 00" W) with the West boundary line of the said Johnson tract and the East boundary line of the said Rouse tract, at 149.49 feet (called 150.00 feet) the Northwest corner of the said Johnson tract and the Northeast corner of the said Rouse tract, a 1/2" pipe found for corner in the South right-of-way line of Sandalwood (50 feet wide right-of-way in Volume 1242 on Page 822), said pipe witnessed by a 1/2" rod bearing S 79° 56' 43" W 80.00 feet;

THENCE N 79° 50' 00" E (called N 80° 00' 00" E) with the North boundary line of the said Johnson tract and the South right-of-way line of the said Sandalwood (Willow Street), at 80.12 feet (called 80.00 feet) the Northeast corner of the said Johnson tract and the Northwest corner of that certain 0.273 acre tract (Tract No. 22 of WILL HEIGHT SUBDIVISION) described in a deed from Diboll-Williams Construction, Inc. to Annalisa Casper, et vir dated June 14, 2002 and recorded in Volume 1588 on Page 272 of the Real Property Records of Angelina County, Texas, a 1/2" rod found for corner witnessed by a 1/2" rod bearing N 79° 58' 01" E 409.96 feet;

THENCE S 10° 07' 45" E (called S 10° 00' 00" E) with the East boundary line of the said Johnson tract No. 25 and the West boundary line of the Casper tract, at 149.73 feet (called 150.00 feet) the Southeast corner of the said Johnson tract, the Southwest corner of the said Casper tract, the Northwest corner of that certain 0.357 acre tract (Tract No. 6 of WILL HEIGHT SUBDIVISION) described in a deed from Diboll-Williams Construction, Inc. to Ronald Schepstra, et al dated June 4, 1999 and recorded in Volume 1211 on Page 848 of the Real Property Records of Angelina County, Texas, and the Northeast corner of the aforesaid Willmon tract, a 1/2" rod found for corner witnessed by a 1/2" rod bearing N 79° 54' 39" E 80.03 feet, a fence corner bearing N 58° E 0.3 feet, and a fence corner bearing S 46° W 0.5 feet;

THENCE S 80° 00' 05" W (called S 80° 00' 00" W) with the South boundary line of the said Johnson tract and the North boundary line of the said Willmon tract, at 80.15 feet (called 80.00 feet) the point and place of beginning and containing 0.275 acre of land, more or less.

Basis of Bearings: The North boundary line of that certain 0.256 acre tract (Tract No. 10 of WILL HEIGHT SUBDIVISION) described in a deed from Diboll-Williams Construction, Inc. to Joseph P. Macaulop, et ux dated October 31, 2000 and recorded in Volume 1321 on Page 130 of the Real Property Records of Angelina County, Texas, (deed call - S 79° 54' 47" W 79.95 feet - unrecorded subdivision plat call - S 80° 00' 00" W 80.00 feet - found 1/2" rods 79.95 feet apart).

In the Presence of my Clerk  
Angelina County

Mar 18, 2005

NOTE: I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the office and page of the same records of Angelina County as depicted herein by me.

Michelle Windsor

Receipt Number - 75561

Amount

74.00

Account Number

00196254

RECORDED

On: Mar 18, 2005 at 03:53P

Filed for Record in  
Angelina County

CITIMORTGAGE, INC. (CMI)  
THOMASON, WES A. AND DRU  
973 ROPER ROAD, LUFKIN, TX 75904

CONVENTIONAL  
Our File Number: 14-015584

FILED  
AT 1:46 O'CLOCK P M

JAN 12 2015

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

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 14, 2005, WES A. THOMASON AND DRU THOMASON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described to ABN AMRO MORTGAGE GROUP, INC. 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 00204808, 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, February 3, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TX 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 of Trustee's Sale was posted.

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

LOT NO. TWENTY-SEVEN (27) OF THE COUNTRY MILE AMENDED ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS ON THE OFFICIAL MAP OR PLAT OF RECORD IN CABINET A, SLIDE 170-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Property Address: 973 ROPER ROAD  
LUFKIN, TX 75904  
Mortgage Servicer: CITIMORTGAGE, INC.  
Noteholder: CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MISSOURI 63368-2240

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.

  
SUBSTITUTE TRUSTEE 01-12-2015  
ROBERT LAMONT OR SHERYL LAMONT OR DAVID  
SIMSc/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 5 O'CLOCK P M

**NOTICE OF TRUSTEE'S SALE**

JAN 12 2015

WHEREAS, on April 25, 2008, MARVIN ROJAS & YANNETH CASTRO, HUSBAND & WIFE, as Grantor(s), executed a Deed of Trust conveying to PETER F. MAKOWIECKI, as Trustee, the Real Estate hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST HORIZON HOME LOANS DIVISION OF FIRST TENNESSEE BANK N.A. 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 2008-00242902, 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, February 3, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TX 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 of Trustee's Sale was posted.

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

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 1, BLOCK 11, OF THE ENGLEWOOD TERRACE ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 101A&B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES

Property Address: 102 LAKEWIND DRIVE  
LUFKIN, TX 75901  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
350 HIGHLAND DR.  
LEWISVILLE, TEXAS 75067

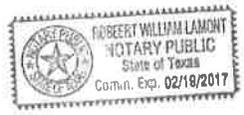
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

*Sheryl LaMont*  
SUBSTITUTE TRUSTEE 01-12-2015  
ROBERT LAMONT OR SHERYL LAMONT OR DAVID SIMS  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF GREGG

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sheryl LaMont, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of January, 2015.  
*Robert William Lamont*



NOTARY PUBLIC in and for  
GREGG COUNTY,  
My commission expires: 02-19-2017  
Type or Print Name of Notary  
Robert William LaMont

**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.**

JAN 12 2015

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

By SJA

**DEED OF TRUST INFORMATION:**

Date: 10/24/2002  
 Grantor(s): DEBRA ANN DUPUY, A FEME SOLE  
 Original Mortgagee: WASHINGTON MUTUAL BANK, FA  
 Original Principal: \$125,517.00  
 Recording Information: Instrument 00162097  
 Property County: Angelina  
 Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 8, BLOCK 3, CROWN COLONY SECTION IX A SUBDIVISION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 186-A & B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

Reported Address: 6 WALDEN COURT, LUFKIN, TX 75901

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA  
 Mortgage Servicer: Wells Fargo Bank, N. A.  
 Current Beneficiary: Wells Fargo Bank, NA  
 Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

Date of Sale: Tuesday, the 3rd day of February, 2015  
 Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: 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 in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

Substitute Trustee(s): Sheryl LaMont or Robert LaMont or David Sims or Ken Hammond or Karen Lilley or Ben Lilley, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sheryl LaMont or Robert LaMont or David Sims or Ken Hammond or Karen Lilley or Ben Lilley, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sheryl LaMont or Robert LaMont or David Sims or Ken Hammond or Karen Lilley or Ben Lilley, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

*Sheryl LaMont*  
01-12-2015