

BANCORPSOUTH BANK (BAP)
BOLIN, BRENT ALAN AND ANGELA MARIE
1015 OLD HOMER ALTO ROAD, LUFKIN, TX 75901

CONVENTIONAL
Our File Number: 16-024580

FILED
AT 11 O'CLOCK PM

AUG 29 2016

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 20, 2015, ANGELA MARIE BOLIN AND BRENT ALAN BOLIN, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to DON W. LEDBETTER, 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 2015-00333520, to which reference is herein made for all purposes.

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

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, October 4, 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE JOSE LABAUME SURVEY, ABSTRACT NO. 21 AND THE SANTIAGO ERIE SURVEY, ABSTRACT NO. 12, BEING OUT OF AND A PART OF THAT CERTAIN TRACT, WITH ACREAGE UN-RECITED, WHICH WAS CONVEYED FROM MITTIE LOUISE SEGREST GOODMAN, ET AL, TO GARY MILTON RANDALL, ET UX BY DEED DATED JULY 16, 1982 AND RECORDED IN VOLUME 534, ON PAGE 16 OF THE DEED 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: 1015 OLD HOMER ALTO ROAD
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 La Mont 8-29-16
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.

EXHIBIT "A"

All that certain tract or parcel of land lying and situated in Angelina County, Texas, within the JOSE LABAUME SURVEY, ABSTRACT NO. 21 and the SANTIAGO ERIE SURVEY, ABSTRACT NO. 12, being out of and a part of that certain tract, with acreage un-recited, which was conveyed from Mittie Louise Segrest Goodman, et al, to Gary Milton Randall, et ux, by deed dated July 16, 1982 and recorded in Volume 534, on Page 16 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING in the West boundary line of that certain 0.384 acre tract, Tract 2, which was conveyed from Michael Ecker to Clifton E. Lenderman, Jr., et ux, by deed dated March 22, 2001 and recorded in Volume 1384, on Page 55 of the Deed Records of Angelina County, Texas, at the Eastern-Northeast corner of that certain 96.53 acre tract, Tract One, which was conveyed from Biloxi Bottoms, Ltd., to Clifton E. Lenderman, Jr., et al, by deed dated January 31, 2013 and recorded as Document No. 00301354 in the Deed Records of Angelina County, Texas, found a 1/2" iron pipe for corner from which another 1/2" iron pipe found bears S 11° 40' 15" W 221.53 feet;

THENCE N 72° 54' 10" W with one North boundary line of said 96.53 acre tract, 613.91 feet to an ell, or re-entrant corner of same, a 1/2" iron pipe found for corner;

THENCE N 20° 53' 30" E with one East boundary line of said 96.53 acre tract, 390.80 feet to another Northeast corner of same, located in the South boundary line of that certain 34.10 acre tract which was conveyed from J. L. Segrest to Charles David Segrest by deed dated April 3, 1970 and recorded in Volume 365, on Page 760 of the Deed Records of Angelina County, Texas, a 1/2" iron pipe found for corner on the North side of Old Homer-Alto Road and approximately 20 feet (perpendicular) from its existing centerline;

THENCE S 71° 36' 24" E along the North side of Old Homer-Alto Road, and with the South boundary line of said 34.10 acre tract, 383.88 feet to a 1/2" iron pipe found for angle corner located approximately 28 feet (perpendicular) from the existing centerline of said road;

THENCE S 50° 02' 24" E continuing along the North side of Old Homer-Alto Road and with the South boundary line of said 34.10 acre tract, 189.98 feet to the Northwest corner of that certain 0.122 acre tract, Tract Two, which was conveyed from Biloxi Bottoms, Ltd., to Clifton E. Lenderman, Jr., et al, by deed dated January 31, 2013 and recorded as Document No. 00301354 in the Deed Records of Angelina County, Texas, a 1/2" iron pipe found for corner from which a 1/2" iron pipe found, Northeast corner of said 0.122 acre tract, bears S 50° 02' 24" E 110.97 feet and another 1/2" iron pipe found, Southwest corner of said 0.122 acre tract, bears S 11° 40' 15" W 67.89 feet, corner located approximately 17.5 feet (perpendicular) from the existing centerline of said road;

THENCE S 11° 40' 15" W first with the West boundary line of said 0.122 acre tract, then with the West boundary line of the above mentioned 0.384 acre tract, 308.83 feet to the place of beginning containing 5.00 acres of land, more or less, of which total approximately 0.57 acre lies within the right of way of Old Homer-Alto Road.

Basis of Bearings: One North boundary line of that certain 96.53 acre tract, Tract One, which was conveyed from Biloxi Bottoms, Ltd., to Clifton E. Lenderman, Jr., et al, by deed dated January 31, 2013 and recorded as Document No. 00301354 in the Deed Records of Angelina County, Texas, which line was called S 72° 54' 10" E 613.91 feet.