

FILED  
AT 3:03 O'CLOCK P.M.

AUG 15 2016

00000006033963  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

175 WEEKS STREET  
LUFKIN, TX 75904

**NOTICE OF [SUBSTITUTE] 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.

**1. Date, Time, and Place of Sale.**

Date: September 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM IS CLOSED or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 27, 2006 and recorded in Document CLERK'S FILE NO. 2006-00215538 real property records of ANGELINA County, Texas, with RUSSELL RAYMAN MONROE AND CYNTHIA ANN LAURANCE MONROE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RUSSELL RAYMAN MONROE AND CYNTHIA ANN LAURANCE MONROE, securing the payment of the indebtednesses in the original principal amount of \$65,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024

SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, EVAN PRESS, AMY BOWMAN, REID RUPLE, MATHEW WOLFSON, AARTI PATEL, DANN PORTER, CHRIS DEMEREST, KELLEY BURNS, LEB KEMP, TRACI YEAMAN OR WES WHEAT

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



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**EXHIBIT "A"**

TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND BEING A PART OR PORTION OF THE J. MAGANO SURVEY, ABSTRACT NO. 25, AND THE H.A. BROWN SURVEY, ABSTRACT NO. 790, ALSO BEING A PART OR PORTION OF LOT NO. THREE (3) OF BLOCK NO. ONE (1) OF THE JACK DIXON ADDITION IN ANGELINA COUNTY, TEXAS, WHICH MAP OR PLAT OF SAID ADDITION IS OF RECORD IN VOLUME 4, PAGE 44, OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NE CORNER OF SAID LOT NO. 3, SAME BEING THE SE CORNER OF LOT NO. 2 OF BLOCK NO. 1 OF SAID JACK DIXON ADDITION, AN IRON PIPE FOR CORNER;

THENCE S 3 DEG. 33 MIN. 41 SEC. E WITH THE EB LINE OF SAID LOT NO. 3, AT 94.10 FEET TO A CONCRETE MONUMENT FOR CORNER ON THE EB LINE OF SAME AT THE NE CORNER OF SAID H.A. BROWN SURVEY ON THE SB LINE OF SAID J. MAGANO SURVEY;

THENCE S 4 DEG. 30 MIN. 39 SEC. E WITH THE EB LINE OF SAID LOT NO. 3, AT 27.68 FEET AN IRON ROD FOR CORNER ON THE EB LINE OF SAME;

THENCE N 85 DEG. 40 MIN. 44 SEC. W AT 285.52 FEET AN IRON ROD FOR CORNER OF THE WB LINE OF SAID LOT NO. 3 IN THE EAST RIGHT-OF-WAY LINE OF WEEKS STREET;

THENCE NORTH WITH THE WB LINE OF SAID LOT NO. 3 AND THE EAST RIGHT-OF-WAY LINE OF SAID WEEKS STREET, AT 100.00 FEET AN IRON ROD FOR CORNER AT THE NW CORNER OF SAID LOT NO. 3, SAME BEING THE SW CORNER OF SAID LOT NO. 2, IN THE EAST RIGHT-OF-WAY LINE OF SAID WEEKS STREET;

THENCE EAST WITH THE NB LINE OF SAID LOT NO. 3 AND THE SB LINE OF SAID LOT NO. 2, AT 276.68 FEET THE PLACE OF BEGINNING, CONTAINING 0.712 OF AN ACRE OF LAND, AND BEING A PART OF PORTION OF A 1.978 ACRE TRACT OF LAND, MORE OR LESS CONVEYED BY DEED FROM JACK C. DIXON, ET UX TO ELMER E. WEEKS, ET UX, DATED MARCH 30, 1964, OF RECORD IN VOLUME 290, PAGE 354, DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENFE IS HEREBY MADE FOR ANY AND ALLE PURPOSES.



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