

APR 13 2015

177 FULLER STREET
ZAVALLA, TX 75980

AMY FINCHER 00000004815106
County Clerk, County Court at Law
Angelina County, Texas

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: May 05, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ANGELINA COUNTY COURTHOUSE MEETING ROOM (FIRST FLOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 July 20, 2009 and recorded in Document CLERK'S FILE NO. 2009-00258471 real property records of ANGELINA County, Texas, with BETTY E NELSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BETTY E NELSON, securing the payment of the indebtednesses in the original principal amount of \$81,005.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION 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. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.
2001 BISHOPS GATE BLVD.
MT. LAUREL, NJ 08054

BEATRICE CARRILLO, JOHN EVANS, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Kevin McCarthy and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 4/13/2015 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: Kevin McCarthy
Date: 4/13/2015



NOS00000004815106

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE E.T.R.R. SURVEY NO. 11, ABSTRACT NO. 251 AND BEING ALL OF THOSE CERTAIN TWO TRACTS DESCRIBED AS TRACT ONE (1 ACRE) AND TRACT TWO IN A DEED FROM PHILLIP TEDFORD, ET UX TO RALPH HERBERT GIBSON, ET UX DATED OCTOBER 13, 1998 AND RECORDED IN VOLUME 741 ON PAGE 293 OF THE REAL PROPERTY 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 SOUTHEAST CORNER OF THE AFORESAID REFERRED TRACT TWO AND THE NORTHEAST CORNER OF THAT CERTAIN OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM W. E. MOTT, ET UX TO THOMAS C. POULAND DATED SEPTEMBER 1968 AND RECORDED IN VOLUME 351 ON PAGE 92 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE SET FOR CORNER IN THE WEST BOUNDARY LINE OF THAT CERTAIN 26.2 ACRE TRACT DESCRIBED IN A DEED FROM CLYDE B. WARREN, SR., ET UX TO ERNEST B. PAYNE DATED DECEMBER 11, 1992 AND RECORDED IN VOLUME 899 ON PAGE 877 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, SAID PIPE BEING IN THE APPROXIMATE CENTERLINE OF FULLER STREET, SAID PIPE WITNESSED BY A POINT CALCULATED FOR THE SOUTHEAST CORNER OF THE SAID POULAND TRACT WHICH IS IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 63 BEARING S 01 DEGREES 03' 20" W 156.00 FEET (SAID CALCULATED POINT WITNESSED BY A CONCRETE RIGHT-OF-WAY MONUMENT BEARING S 23 DEGREES 40' 54" W 119.74 FEET AND A CONCRETE RIGHT-OF-WAY MONUMENT BEARING N 60 DEGREES 19' 31" W 1664.41 FEET);

THENCE N 60 DEGREES 19' 31" W (CALLED WESTERLY) WITH THE SOUTH BOUNDARY LINE OF THE SAID TRACT TWO AND THE NORTH BOUNDARY LINE OF THE SAID POULAND TRACT, AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE HIGHWAY NO. 63, AT 209.89 FEET (CALLED 210 FEET) THE SOUTHWEST CORNER OF THE SAID TRACT TWO AND THE NORTHWEST CORNER OF THE SAID POULAND TRACT, A 1/2" PIPE SET FOR CORNER IN THE EAST BOUNDARY LINE OF THAT CERTAIN 4.838 ACRE TRACT CONVEYED IN A DEED FROM JASE T. RUNNELS TO CHARLES & TAMMY LAROUX DATED JUNE 26, 1998 AND RECORDED IN VOLUME 1159 ON PAGE 870 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, (FOR DESCRIPTION AND PLAT - SEE THAT CERTAIN DEED FROM JASE T. RUNNELS TO KENNETH MASSEY, ET AL DATED SEPTEMBER 1, 1999 AND RECORDED IN VOLUME 1225 ON PAGE 592 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS), SAID PIPE WITNESSED BY A 1/2" PIPE BEARING S 01 DEGREES 05' 27" W 155.49 FEET AND A POINT CALCULATED FOR THE SOUTHWEST CORNER OF THE SAID POULAND TRACT AND THE SOUTHEAST CORNER OF THE SAID 4.838 ACRE TRACT BEARING S 01 DEGREES 05' 27" W 155.95 FEET (SAID CALCULATED POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE HIGHWAY NO. 63);

THENCE N 01 DEGREES 05' 27" E (CALLED NORTHERLY) WITH THE WEST BOUNDARY LINE OF THE SAID TRACT TWO, THE WEST BOUNDARY LINE OF THE AFORESAID TRACT ONE, AND THE EAST BOUNDARY LINE OF THE SAID 4.838 ACRE TRACT, AT 365.40 FEET (CALLED 366.00 FEET - 156 FEET PLUS 210 FEET) THE NORTHWEST CORNER OF THE SAID TRACT ONE AND AN INTERIOR CORNER OF THE SAID 4.838 ACRE TRACT, A 1/2" ROD FOUND FOR CORNER (AT A FENCE CORNER);

THENCE TWO CALLS WITH THE NORTH BOUNDARY LINE OF SAID TRACT ONE (CALLED EASTERLY 210 FEET) AS FOLLOWS:

(1) S 61 DEGREES 26' 46" E WITH THE SOUTH BOUNDARY LINE OF THE SAID 4.838 ACRE TRACT, AT 39.16 FEET A SOUTHEAST CORNER OF THE SAID 4.838 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 1 ACRE TRACT DESCRIBED IN A DEED FROM HUBERT LARRY MCCALL, ET UX TO GREGORY SCOTT MCCALL DATED JULY 17, 1986 AND RECORDED IN VOLUME 644 ON PAGE 553 OF THE REAL PROPERTY RECORD OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER (AT A FENCE CORNER) WITNESSED BY A 1/2" ROD (AT A FENCE CORNER) FOUND FOR AN INTERIOR ELL CORNER OF THE SAID 4.838 ACRE TRACT BEARING N 01 DEGREES 02' 33" E 259.50 FEET;

(2) 60 DEGREES 19' 31" E WITH THE SOUTH BOUNDARY LINE OF THE SAID MCCALL TRACT (PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE HIGHWAY NO. 63), AT 170.07 FEET THE NORTHEAST CORNER OF THE SAID TRACT ONE AND THE SOUTHEAST CORNER OF THE SAID MCCALL TRACT, A 1/2" PIPE SET FOR CORNER IN THE WEST BOUNDARY LINE OF THE AFORESAID 26.2 ACRE TRACT, SAID PIPE BEING IN THE APPROXIMATE CENTERLINE OF THE AFORESAID FULLER STREET;

THENCE S 01 DEGREES 03' 20" W (CALLED SOUTHERLY) WITH THE EAST BOUNDARY LINE OF THE SAID TRACT ONE, THE EAST BOUNDARY LINE OF THE AFORESAID TRACT TWO, AND THE WEST BOUNDARY LINE OF THE SAID 26.2 ACRE TRACT, AT 366.39 (CALLED 366 FEET - 210 FEET AND 156 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.55 ACRES OF LAND, MORE OR LESS, OF WHICH APPROXIMATELY 0.168 ACRE LIES WITHIN THE SAID FULLER STREET.



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FILED
AT 2:40 O'CLOCK P.M.

APR 13 2015

104 CASTLEWOOD
LUFKIN, TX 75904

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

AMY FINCHER 0000004983086
County Clerk, County Court at Law
Angelina County, Texas

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.**

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Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ANGELINA COUNTY COURTHOUSE MEETING ROOM (FIRST FLOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 October 23, 2002 and recorded in Document CLERK'S FILE NO. 00161994; VOLUME 1658, PAGE 241 real property records of ANGELINA County, Texas, with ANTHONY S LEWIS AND MICHELLE S LEWIS, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANTHONY S LEWIS AND MICHELLE S LEWIS, securing the payment of the indebtednesses in the original principal amount of \$97,384.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, 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.

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c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

BEATRICE CARRILLO, JOHN EVANS, KEVIN MCCARTHY OR ZACH MCCARTHY

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 4/13/2015 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: Kevin McCarthy
Date: 4/13/2015



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EXHIBIT "A"

LOT NO. TWO (2), BLOCK NO. ONE (1), GASLIGHT SQUARE AMENDED, AN ADDITION TO THE CITY OF LUFKIN, TEXAS
OF RECORD IN CABINET A, SLIDE 172 A & B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.



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