

HOME EQUITY POSTING

F.M. 2497 #26  
LUFKIN, TX 75904

20110162400107

NOTICE OF SUBSTITUTE TRUSTEE 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: June 02, 2015

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

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM 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 May 15, 2001 and recorded in Document VOLUME 1401, PAGE 320 real property records of ANGELINA County, Texas, with GERALD HOLLIS AND DAISY HOLLIS, grantor(s) and WASHINGTON MUTUAL FINANCE, L.P., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GERALD HOLLIS AND DAISY HOLLIS, securing the payment of the indebtednesses in the original principal amount of \$35,977.95, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIFINANCIAL SERVICING, LLC 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. CITIFINANCIAL SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIFINANCIAL SERVICING LLC  
300 ST. PAUL PLACE  
BALTIMORE, MD 21202



BEATRICE CARRILLO, JOHN EVANS, KEVIN MCCARTHY OR ZACH MCCARTHY  
Substitute Trustee  
c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001

FILED  
AT 2:11 O'CLOCK P M

MAY 11 2015

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

BY 



F.M. 2497 #26  
LUFKIN, TX 75904

20110162400107  
Date of Sale: 06/02/2015

My name is Kevin McCartaj Certificate of Posting and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas. I declare under penalty of perjury that on 5/11/2015 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

  
Declarant's Name: Kevin McCartaj  
Date: 5/11/2015

**EXHIBIT "A"**

TRACT 26  
1.751 ACRES  
HUDSON HILLS SUBDIVISION, SECTION II

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T.C.R.R. SURVEY, ABSTRACT NO. 841, ANGELINA COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 33.250 ACRE TRACT DESCRIBED AS TRACT ONE IN A DEED, DATED JUNE 22, 1989, FROM TEMPLE-INLAND FOREST PRODUCTS CORPORATION TO SABINE INVESTMENT COMPANY OF TEXAS AS RECORDED IN VOLUME 765, PAGE 789 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, TO WIT:

BEGINNING S 35 DEG-10-22 E, 178.49 FEET AND S 26-26-52 E, 384.72 FEET FROM THE NORTHWEST CORNER OF THE ABOVE REFERRED TO 33.250 ACRE TRACT, A 1/2" IRON ROD FOR CORNER;

THENCE NORTH 53 DEG-33'-08" EAST A DISTANCE OF 575.91 FEET TO A 1/2" IRON ROD FOR CORNER ON THE CURVING WEST LINE OF FARM ROAD 2497;

THENCE 133.05 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2814.79, A CENTRAL ANGLE OF 2 DEG - 42' - 30" AND A DESCRIPTIVE LONG CHORD OF S 24 DEG-15-20 E, 133.04 FEET TO A 1/8" IRON ROD FOR CORNER;

THENCE SOUTH 63 DEG - 33' - 08" WEST A DISTANCE OF 570.82 FEET TO A 1/2" IRON ROD FOR CORNER ON THE WEST LINE OF SAID 39.250 ACRE TRACT;

THENCE NORTH 26 DEG - 26' - 52" WEST WITH THE WEST LINE OF SAID 33.250 ACRE TRACT AT 132.94 FEET THE POINT OF BEGINNING AND CONTAINING 1.751 ACRES, MORE OR LESS.

NOTE: THERE IS A 15 FOOT UTILITY EASEMENT PARALLEL AND ADJACENT TO THE EAST LINE OF THIS TRACT AND A 100 FOOT SETBACK LINE FROM THE EAST LINE OF THIS TRACT.