

FILED  
AT 3:00 O'CLOCK  
MAY 11 2015

C&S No. 44-14-3333 / Home Equity / No  
JPMorgan Chase Bank, National Association

### NOTICE OF TRUSTEE'S SALE

AMY FINCHER  
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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** July 31, 2000

**Grantor(s):** Earl Kennedy Thomas and wife, Virginia Thomas

**Original Trustee:** Troy Gotschall

**Original Mortgagee:** Long Beach Mortgage Company, A Corporation

**Recording Information:** Vol. 1287, Page 186, in the Official Public Records of ANGELINA County, Texas.

**Current Mortgagee:** Deutsche Bank National Trust Company, formerly known as Bankers Trust Company of California, N.A., as Trustee for Asset Backed Securities Corporation Long Beach Home Equity Loan Trust 2000-LB1

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, National Association whose address is C/O 7255 Baymeadows Way Jacksonville, FL 32256 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 06/02/2015 **Earliest Time Sale Will Begin:** 1:00 PM

**The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.**

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**

**Legal Description:**

**TRACT ONE: LOT 20, BLOCK 7, ENGLEWOOD TERRACE ADDITION, AN ADDITION TO THE CITY OF LUFKIN, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 101 - A & B, MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS.**

**TRACT TWO: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND PART OR PORTION OF LOT 21 IN BLOCK 7 OF THE ENGLEWOOD TERRACE ADDITION TO THE CITY OF LUFKIN, TEXAS, AS RECORDED IN CABINET A, ON SLIDE 101-A & B, OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND (LOT NO. TWO) CONVEYED TO EARL KENNY THOMAS, ET UXIN THE DOCUMENT RECORDED IN VOLUME 988 ON PAGE 493 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

*Sheryl LaMont* 5-1175  
Sheryl LaMont as Substitute Trustee, Marie Sims as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Ken Hammond as Successor Substitute Trustee, Karen Lilley as Successor Substitute Trustee, Ben Lilley as Successor Substitute Trustee, or Mary M. Speidel as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039



4524162



## EXHIBIT A

### PROPERTY DESCRIPTION-TRACT ONE

LOT 20, BLOCK 7, ENGLEWOOD TERRACE ADDITION, an addition to the City of Lufkin, Texas, according to the map or plat of record in Cabinet A, Slide 101-A & B, Map or Plat Records of Angelina County, Texas.

### PROPERTY DESCRIPTION-TRACT TWO

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, and being a part or portion of Lot 21 in Block 7 of the ENGLEWOOD TERRACE ADDITION to the City of Lufkin, Texas, as recorded in Cabinet A on Slide 101-A & B of the Map or Plat Records of Angelina County, Texas, and being all that certain tract of land (LOT NO. TWO) conveyed to Earl Kenny Thomas, et ux in the document recorded in Volume 988 on Page 493 of the Real Property Records of the said County, to which references are hereby made and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to Lot No. Two on the West boundary line of the aforesaid referred to Lot 21 and on the East Right-of-Way line of Jones Street from which a 3/8" iron pin bears N 57° 18' 50" E 0.28 feet;

THENCE, along the North boundary line of the said Lot No. Two and across the said Lot 21, N 77° 52' 26" E at 146.07 feet (called 135.77 feet) the Northeast corner of the said Lot No. Two on the curving East boundary line of the said Lot 21 from which a 1" iron pipe bears S 29° 29' 40" E 3.23 feet;

THENCE 3.87 feet (called 4.50 feet) along the curving East boundary line of the said Lot 21 and the said Lot No. Two and along a 19° 45' 26" curve to the left having a radius of 290.00 feet, a central angle of 00° 45' 54" and a long chord bearing S 23° 47' 00" E 3.87 feet to the Southeast corner of the said Lot No. Two and the said Lot 21 and the Northeast corner of Lot 20 of the aforesaid referred to Block 7 from which a 1" iron pipe bears N 02° 16' 25" E 0.73 feet;

THENCE, along the common boundary line of the said Lot No. Two and the said Lot 21 and the said Lot 20, S 77° 12' 26" W at 146.80 feet the Northwest corner of the said Lot 20 and the Southwest corner of the said Lot No. Two and the said Lot 21 on the said East ROW line from which a 3/8" iron pin bears N 10° 04' 07" W 5.60 feet;

THENCE, along the West boundary line of the said Lot No. Two and the said Lot 21 and the said ROW line, N 12° 47' 34" W at 5.50 feet the POINT AND PLACE OF BEGINNING and containing 0.016 acre of land, more or less.

The bearing basis for this tract is taken from the West boundary line of the said Block 7.