

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.

FILED
AT 12:34 P'CLOCK PM
JUL 29 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

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

Date: October 06, 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 November 01, 2011 and recorded in Document CLERK'S FILE NO. 2011-00285968 real property records of ANGELINA County, Texas, with AMY CRYER AND CHRISTOPHER CRYER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by AMY CRYER AND CHRISTOPHER CRYER, securing the payment of the indebtednesses in the original principal amount of \$243,662.00, 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.

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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

John McCarthy
BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

John McCarthy
My name is John McCarthy and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 7-29-15 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

John McCarthy
Declarant's Name: John McCarthy
Date: 7-29-15



NOS00000005192216

EXHIBIT "A"

LOT NO. ONE (1), POST OAK FARMS, A SUBDIVISION IN ANGELINA COUNTY, TEXAS OF RECORD IN CABINET D, SLIDE 166- B OF RECORD IN THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.



NOS0000005192216

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FILED
AT 12:30 CLOCK P.M.
JUL 29 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
MFD

1. Date, Time, and Place of Sale.

Date: October 06, 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 April 15, 2011 and recorded in Document CLERK'S FILE NO. 2011-00279897 real property records of ANGELINA County, Texas, with MARILYN ANNETTE FAULKNER, grantor(s) and PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARILYN ANNETTE FAULKNER, securing the payment of the indebtednesses in the original principal amount of \$229,551.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC BANK, NATIONAL ASSOCIATION 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. PNC BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PNC BANK, N.A.
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342

John McCarthy
BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

John McCarthy
My name is John McCarthy and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 7-29-15 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

John McCarthy
Declarant's Name: John McCarthy
Date: 7-29-15



NOS0000005412747

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE S.J. ANDERSON SURVEY, ABSTRACT NO. 885 AND THE JOHN MASSINGILL SURVEY, ABSTRACT NO. 450 AND BEING A PART OR PORTION OF THAT CERTAIN 10.042 ACRE TRACT DESCRIBED IN A CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO GERALD S. TAMPLIN DATED OCTOBER 1, 1984 AND RECORDED IN VOLUME 566 ON PAGE 171 OF THE DEED 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 SOUTH (OR SOUTHWEST) CORNER OF THE AFORESAID REFERRED TO 10.042 ACRE TRACT AND THE NORTHWEST CORNER OF LOT NO.44 OF THE COUNTRY MILE, AMENDED, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, AS RECORDED IN CABINET A ON SLIDE 170 - A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE (AT A FENCE CORNER) FOUND FOR CORNER IN THE EAST BOUNDARY LINE OF THAT CERTAIN 231.25 ACRE TRACT DESCRIBED IN A DEED FROM BLANCHE W. PEAVY TO SHERRILL PEAVY FORTNUM, ET VIR DATED JANUARY 30, 1995 AND RECORDED IN VOLUME 998 ON PAGE 422 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, SAID PIPE WITNESSED BY A 1/2" PIPE (AT A FENCE CORNER) FOUND FOR THE NORTHEAST CORNER OF THE SAID LOT NO.44 BEARING S 88DEG 59" 33" E 802.36 FEET;

THENCE N 00DEG 12' 51" E (CALLED N 00DEG 17' 36" W) WITH THE WEST BOUNDARY LINE OF THE SAID 10.042 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE SAID 231.25 ACRE TRACT, AT 442.38 FEET A 1/2" PIPE SET FOR CORNER WITNESSED BY A 3/8" ROD ROUND FOR THE NORTHWEST CORNER OF THE SAID 10.042 ACRE TRACT BEARING N 00DEG 12' 51" E 518.10 FEET (SAID 3/8" ROD WITNESSED BY A 1/2" ROD (AT A FENCE CORNER) BEARING S 66 DEG 17' 23" W 1.75 FEET);

THENCE N 41DEG 21' 04" E, AT 1197.60 FEET A CORNER OF THE SAID 10.042 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT 49.00 ACRE TRACT DESCRIBED IN A DEED FROM BETTY EVANS TAMPLIN, ET AL CHARLES B. EVANS DATED JULY 5, 1974 AND RECORDED IN VOLUME 414 ON PAGE 483 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2 PIPE FOUND FOR CORNER IN EVANS GRANN ROAD, SAID PIPE BEING APPROXIMATELY 6 FEET NORTH OF THE EXISTING CENTERLINE, SAID PIPE WITNESSED BY A 1/2" PIPE (REFERENCE PIPE OF THE SAID 49.00 ACRE TRACT), BEARING N 00DEG 02' 19" E 19.64 FEET AND A POWER POLE BEARING S 08DEG ' E 22.7 FEET;

THENCE S 75DEG 06' 37" E (CALLED S 75DEG 06' 37" E) WITH A NORTH BOUNDARY LINE OF THE SAID 10.042 ACRE TRACT, A SOUTH BOUNDARY LINE OF THE SAID 49.00 ACRE TRACT, AND WITH THE SAID EVANS GANN ROAD, AT 59.02 FEET (CALLED 55.92 FEET) THE NORTHEAST (OR EAST) CORNER OF THE SAID 10.042 ACRE TRACT, A POINT FOR CORNER APPROXIMATELY 5.5 FEET NORTH OF THE EXISTING CENTERLINE, SAID POINT WITNESSED BY A 60D NAIL BEARING S 10DEG 56' 33" E 0.54 FEET;

THENCE S 32DEG 39' 15" W (CALLED S 32DEG 14' 20" W) WITH THE EAST BOUNDARY LINE OF THE SAID 10.042 ACRE TRACT (LAND TO THE EAST IS THE RESIDUE OF THAT CERTAIN 46.7 ACRE DESCRIBED AS TRACT NO.1 IN A DEED OF TRUST IN VOLUME 138 ON PAGE 708 OF THE DEED OF TRUST RECORDS), AT 25.21 FEET (CALLED 21.87 FEET) PASS ON LINE A 3/8" ROD FOUND FOR REFERENCE, AT 1575.19 FEET (CALLED 1572.02 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 5.017 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: THE NORTH BOUNDARY LINE OF THAT CERTAIN 10.042 ACRE TRACT DESCRIBED IN A CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO GERALD S. TAMPLIN DATED OCTOBER 1, 1984 AND RECORDED IN VOLUME 566 ON PAGE 171 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (DEED CALL - N 61DEG 54' 31" E 810.90 FEET FOUND 3/8" RODS 810.66 FEET APART).

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF THE LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.



NOS0000005412747

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.

FILED
AT 2:30 O'CLOCK P.M.
JUL 29 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

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

Date: October 06, 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 November 07, 2003 and recorded in Document VOLUME 1879 PAGE 314 real property records of ANGELINA County, Texas, with DAVID DUNMAN, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID DUNMAN, securing the payment of the indebtednesses in the original principal amount of \$71,381.00, 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.

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. WELLS FARGO HOME MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO HOME MORTGAGE, INC.
3476 STATEVIEW BLVD. MAC#7801-014
FT MILL, SC 29715

John McCarthy
BEATRICE CARRILLO, JOHN MCCARTHY, 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 John McCarthy and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 7-29-15 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

John McCarthy
Declarants Name: John McCarthy
Date: 7-29-15



NOS20120183900001

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF TEH BLUFORD MITCHELL SURVEY, ABSTRACT NO. 435 AND BEING A PART OR PORTION OF THAT CERTAIN 100 ACRE TRACT DESCRIBED IN A DEED FROM W.L. DUNMAN TO J.B. BERRY, DATED NOVEMBER 14, 1888 AND RECORDED IN VOLUME S. ON PAGE 40 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS. TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN 0.750 ACRE TRACT DESCRIBED IN A DEED FROM GILES C. BERRY ET UX TO JOHN EDWARD BERRY, DATED DECEMBER 10, 1986 AND RECORDED IN VOLUME 662, ON PAGE 885 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIN FOUND FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 842;

THENCE S 12 DEG 41' 37" E, WITH THE WEST BOUNDARY LINE OF THE SAID 0.750 ACRE TRACT, AT 232.03 FEET THE SOUTHWEST CORNER OF SAME, A 1/2" IRON PIN FOUND FOR CORNER;

THENCE S 77 DEG 21' 50" W, AT 141.54 FEET A 1/2" IRON PIN FOUND FOR CORNER;

THENCE N 12 DEG 41' 37" W, AT 229.17 FEET INTERSECT THE SAID SOUTH RIGHT-OF-WAY OF F.M. HIGHWAY NO. 842, A 1/2" IRON PIN FOUND FOR CORNER;

THENCE N 76 DEG 12' 27" E, WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 842, AT 141.57 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.75 ACRES OF LAND, MORE OR LESS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM GILES C. BERRY TO BETTY SUE WILLIAMS, DATED JANUARY 14, 1991, AND RECORDED IN VOLUME 823, ON PAGE 234 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

SAVE AND EXCEPT THE FOLLOWING TRACT AS DESCRIBED IN DEED FROM ERNEST E. ROWE, JR. TO TEHS TATE OF TEXAS OF RECORD IN VOLUME 926, PAGE 490 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS.

BEING 0.0722 ACRE OF LAND, MORE OR LESS, OUT OF TEH BLUFORD MITCHELL SURVEY, ABSTRACT NO. 435, IN ANGELINA COUNTY, TEXAS, AND ALSO BEING A PART OF THAT CERTAIN 0.75 ACRE TRACT AS DESCRIBED IN A DEED TO ERNEST E. ROWE, JR. FROM BETTY SUE WILLIAMS AND HUSBAND ELMO H. WILLIAMS, DATED NOVEMBER 12, 1992, RECORDED IN VOLUME 897, PAGE 282, REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, SAID 0.0722 ACRE OF LAND, MORE OR LESS, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 842, SAID POINT BEARS NORTH 12 DEG 41' 25.71" WEST (CALLED NORTH 12 DEG 41' 37" WEST) 229.40 FEET FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT;

(1) THENCE NORTH 73 DEG 39' 44" EAST, WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 842, 142.35 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID 0.75 ACRE TRACT;

(2) THENCE SOUTH 11 DEG 31' 44.94" EAST, WITH SAID EAST BOUNDARY LINE, 15.87 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 842;

THENCE WITH THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 842 AS FOLLOWS:

(3) SOUTH 62 DEG 33' 35.19" WEST, 11.37 FEET TO A POINT;

(4) SOUTH 69 DEG 31' 20.20" WEST, 131.91 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID TRACT;

(5) THENCE NORTH 12 DEG 41' 25.71" WEST (CALLED NORTH 12 DEG 41' 37" WEST), WITH TEH WEST BOUNDARY LINE OF SAID TRACT, 27.20 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.0722 ACRE OF LAND, MORE OR LESS.



NOS20120183900001