

# NOTICE OF TRUSTEE'S SALE

FILED  
 AT 2:56:00 PM  
 OCT 13 2015  
 AMY FINCHER  
 County Clerk, County Court at Law  
 Angelina County, Texas  
 By \_\_\_\_\_

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Larry Wayne Fowler and Lisa D. Fowler	<b>Deed of Trust Date</b>	May 18, 2011
<b>Original Mortgagee</b>	Mortgage Electronic Registration Systems, Inc. Solely as Nominee for R.H. Lending, Inc., its successors and assignees	<b>Recording Information</b>	Instrument #: 2011-00280247 in Angelina County, Texas
<b>Original Trustee</b>	Steve Holmes Law Firm, P.C.	<b>Original Principal</b>	\$86,548.00
<b>Property County</b>	Angelina	<b>Property Address</b>	7000 Yellowwood Road, Lufkin, TX 75901

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Guardian Mortgage Company, Inc.	<b>Mortgage Servicer</b>	Guardian Mortgage Company, Inc.
<b>Current Beneficiary</b>	Guardian Mortgage Company, Inc.	<b>Mortgage Servicer Address</b>	PO Box 833890, Richardson, TX 75083

**SALE INFORMATION:**

<b>Date of Sale</b>	11/03/2015
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The Angelina County Commissioners Courtroom -Room #213 County Courthouse in Angelina County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.
<b>Substitute Trustees</b>	Robert LaMont, Sheryl LaMont, David Sims, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 43, HOMEWOOD ACRES ADDITION TO ANGELINA COUNTY, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 153-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if

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## NOTICE OF TRUSTEE'S SALE

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any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

Dated October 12, 2015.



Michael Linke  
5001 Spring Valley Road  
Suite 1020W  
Dallas, TX 75244  
(469) 729-6800

Return to:  
TAHERZADEH, PLLC  
5001 SPRING VALLEY ROAD, SUITE 1020W, DALLAS, TX 75244

# NOTICE OF TRUSTEE'S SALE

AT 3:56 CLOCK P.M.  
 OCT 13 2015  
 County Clerk  
 Angelina County  
 By \_\_\_\_\_  
 AMY CLERK  
 County Clerk at Law

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Henry Wayne Cassels	<b>Deed of Trust Date</b>	November 2, 2006
<b>Original Mortgagee</b>	Nationstar Mortgage LLC	<b>Recording Information</b>	Instrument #: 2006-00222461 in Angelina County, Texas
<b>Original Trustee</b>	Baxter & Schwartz P.C.	<b>Original Principal</b>	\$77,754.70
<b>Property County</b>	Angelina	<b>Property Address</b>	1605 FM 1270, Zavalla, TX 75980

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-A	<b>Mortgage Servicer</b>	Nationstar Mortgage LLC
<b>Current Beneficiary</b>	THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-A	<b>Mortgage Servicer Address</b>	8950 Cypress Waters Blvd, Coppell, TX 75019

**SALE INFORMATION:**

<b>Date of Sale</b>	11/03/2015
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The Angelina County Commissioners Courtroom -Room #213 County Courthouse in Angelina County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.
<b>Substitute Trustees</b>	Robert LaMont, Sheryl LaMont, David Sims, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
 All that certain Lot, Tract or parcel of land lying and situated in Angelina County, Texas, being situated on the S.A. & M.G. R.R. Section 3 survey, abstract no. 594, and being all of That certain 10 acre Tract described in a correction warranty deed from Andrew Jackson Barge, Sr. Et Ux, to Myrtle Leah Barge Cassels Dated August 4, 1978 and recorded in Volume 477, Page 503 of the Deed Records of Angelina County, Texas, to Which Reference is Here Made for and the said Tract or Parcel of Land Being More Particularly Described by Metes and Bounds as Follows, to-wit:  
 Commencing at the Northeast corner of the aforesaid referred to S.A. & M.G. R.R. Sec. 3 survey;  
 Thence South 0 degrees 56 minutes 24 seconds East 1908.68 feet and South 89 degrees 03 minutes 36 seconds West 76.00 feet the beginning corner of the herein described Tract a 1/2" iron pipe, set for corner witnessed by an 8" black gum BRG. North 34 degrees 14 minutes East 27.20 feet and a 5" Pine berg. North 51 degrees 50 minutes West 20.92 feet;  
 Thence South 0 degrees 56 minutes 24 seconds East 76.00 feet from and parallel to the East Boundary line of the said S.A. & M.G.R.R. Sec. 3 survey, at 444.53 feet a 1/2" Iron pipe, set for corner, witnessed by an 8" Pine BRG, North 30 degrees 12 minutes West 49.15 feet and a 7" Pine BRG. North 56 degrees 13 minutes East 6.84 feet  
 Thence North 47 degrees 41 minutes 54 seconds West at 1237.36 feet intersect the Southeast right-of-way line of State farm-to-market highway no. 1270, a 1/2" Iron pipe set for corner witnessed by a 7" Cherry berg. South 87 degrees 35 minutes East 37.20 feet and a 11" Pine BRG. South 26 degrees 21 minutes East 92.71 feet;  
 Thence North 45 degrees 14 minutes 34 seconds East with the Southeast right-of-way line of the said F.M. Highway no. 1270, at 496.50 feet a 1/2" Iron pipe, set for corner, witnessed by a 9" Pine BRG. South 80 degrees 45 minutes East 19.17 feet and a 12" sweet gum BRG. South 12 degrees 31 minutes East 38.93 feet;

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 170-00326

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## NOTICE OF TRUSTEE'S SALE

Thence South 36 degrees 57 minutes 49 seconds East at 923.51 feet the point and place of beginning and containing 9.814 acres of land, more or less.

Parcel # R33776 More commonly known as: 1605 FM 1270, Zavalla, TX 75980

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

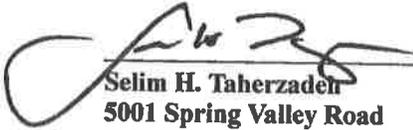
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

# NOTICE OF TRUSTEE'S SALE

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Dated October 7, 2015.

  
Selim H. Taherzadeh  
5001 Spring Valley Road  
Suite 1020W  
Dallas, TX 75244  
(469) 729-6800

Return to:  
TAHERZADEH, PLLC

FILED  
AT 2:50 O'CLOCK P.M.

SEP 16 2015

LAWYER FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By Mrs

CAUSE NO. 226-13-PR

IN THE ESTATE OF

HENRY WAYNE CASSELS,

DECEASED

§  
§  
§  
§  
§  
§

IN COUNTY COURT AT LAW

NO. ONE (1)

ANGELINA COUNTY, TEXAS

ORDER APPROVING FORECLOSURE ON MORTGAGED PROPERTY

On this 16<sup>th</sup> day of September, 2015, Nationstar Mortgage, LLC presented the Court with an Application for an order to proceed with the foreclosure sale of the following real property, which is situated in Angelina County, Texas and is located at 1605 FM 1270, Zavalla, Texas 75980, more particularly described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE.**

The Court is of the opinion that Nationstar Mortgage, LLC is entitled to the foreclosure order because payment on the Promissory Note secured by the Deed of Trust describing the property mentioned above has not be made in over 14 consecutive months. Because of the outstanding debt owed to Nationstar Mortgage, LLC, a necessity exists for Nationstar Mortgage, LLC to conduct a foreclosure sale on the property mentioned above.

IT IS THEREFORE ORDERED by this Court that foreclosure of the mortgage lien properly recorded in the Real Property Records of Angelina County, Texas under Instrument No. 2006-00222461 proceed in accordance with the terms of the Deed of Trust and Section 51.002 of the Texas Property Code with respect to the following real property, situated in Angelina County, Texas and is located at 1605 FM 1270, Zavalla, Texas 75980, more particularly described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND INVORPORATED BY REFERENCE**

IT IS FURTHER ORDERED that upon closing of the sale of the property, from the proceeds of such sale, the amount of \$71,207.48 be paid to Nationstar Mortgage, LLC in full

payment and satisfaction of all the obligations of the Estate to Nationstar Mortgage, LLC.

IT IS FURTHER ORDERED that a notice of the foreclosure sale date be mailed to the following by certified mail:

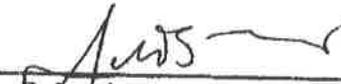
Karl A. Morton  
2911 Avenue O  
Nederland, Texas 77627  
INDEPENDENT EXECUTOR

Jimmy A. Cassels  
Cassels & Reynolds  
117E. Lufkin Avenue  
Lufkin, Texas 75901

SIGNED this 16th day of September, 2015

  
\_\_\_\_\_  
JUDGE PRESIDING

**APPROVED AS TO FORM:**

By:   
\_\_\_\_\_  
Jeffrey B. Lewis  
Texas Bar No. 12290000  
10333 Richmond Avenue, Suite 550  
Houston, Texas 77042  
Tel. (713) 980-9500  
Fax (713) 888-2703  
Attorneys for Applicant



PRE-FORECLOSURE REPORT

LEGAL DESCRIPTION

All that certain Lot, Tract or parcel of land lying and situated in Angelina County, Texas, being situated on the S.A. & M.G. R.R. Section 3 survey, abstract no. 594, and being all of That certain 10 acre Tract described in a correction warranty deed from Andrew Jackson Barge, Sr. Et Ux, to Myrtle Leah Barge Cassels Dated August 4, 1978 and recorded in Volume 477, Page 503 of the Deed Records of Angelina County, Texas, to Which Reference is Here Made for and the said Tract or Parcel of Land Being More Particularly Described by Metes and Bounds as Follows, to-wit:

commencing at the Northeast corner of the aforesaid referred to S.A. & M.G. R.R. Sec. 3 survey;

thence South 0 degrees 56 minutes 24 seconds East 1908.68 feet and South 89 degrees 03 minutes 36 seconds West 76.00 feet the beginning corner of the herein described Tract a 1/2" iron pipe, set for corner witnessed by an 8" black gum BRG. North 34 degrees 14 minutes East 27.20 feet and a 5" Pine berg. North 51 degrees 50 minutes West 20.92 feet;

thence South 0 degrees 56 minutes 24 seconds East 76.00 feet from and parallel to the East Boundary line of the said S.A. & M.G.R.R. Sec. 3 survey, at 444.53 feet a 1/2" Iron pipe, set for corner, witnessed by an 8" Pine BRG, North 30 degrees 12 minutes West 49.15 feet and a 7" Pine BRG. North 56 degrees 13 minutes East 6.84 feet

thence North 47 degrees 41 minutes 54 seconds West at 1237.36 feet intersect the Southeast right-of-way line of State farm-to-market highway no. 1270, a 1/2" iron pipe set for corner witnessed by a 7" Cherry berg. South 87 degrees 35 minutes East 37.20 feet and a 1 1/2" Pine BRG. South 26 degrees 21 minutes East 92.71 feet;

thence North 45 degrees 14 minutes 34 seconds East with lab, Southeast right-of-way line of 1 1/2" said F.M. Highway no. 1270, at 496.50 feet a 1/2" iron pipe, set for corner, witnessed by a 9" Pine BRG. South 80 degrees 45 minutes East 19.17 feet and a 12" sweet gum BRG. South 12 degrees 31 minutes East 38.93 feet;

thence South 36 degrees 57 minutes 49 seconds East at 923.51 feet the point and place of beginning and containing 9.814 acres of land, more or less.

Exhibit "A"

FILED  
AT 3:40 O'CLOCK P.M.

OCT 13 2015

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

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All property (real, personal or otherwise) described in the Deed of Trust (as hereinafter defined), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on Exhibit A attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, November 3, 2015.**

Time: The sale shall begin no earlier than **1:00 p.m.** or no later than three hours thereafter. The sale shall be completed by no later than **4:00 p.m.**

Place: **The sale will take place at the Angelina County Courthouse at the place designated by the Angelina County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly

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urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (as amended, the "Deed of Trust") recorded under Document Number 2006-00216673 in the Real Property Records of Angeline County, Texas, and executed by Jimmy L. James and Rebecca James (whether one or more, the "Grantor"), for the benefit of 21<sup>st</sup> Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that they secure the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (as amended, the "Note") dated on or about July 24, 2006, in the maximum principal amount of \$40,867.90, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation  
620 Market Street One Center Square  
Knoxville, TN 37902  
Attn: Laura Brittingham  
Phone: 800-955-0021 ext. 1433  
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deeds of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. 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.

DATED: September 17, 2015.

*Uncl Bx 2*

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Melissa A. McKinney, Substitute Trustee  
Higier Allen & Laitin, P.C.  
5057 Keller Springs Road, Suite 600  
Addison, Texas 75001  
Telephone: (972) 716-1888  
Fax: (972) 716-1899

**\*\*\*PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE  
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE  
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE  
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME  
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM  
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR  
COOPERATION.\*\*\***

**EXHIBIT A**

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

## EXHIBIT "A"

BEING all that certain tract or parcel of land situated in Angelina County, out of the LEO TOMLINSON SURVEY, ABSTRACT NO. 610 and being a part or portion of that certain 13.372 acre tract described in a deed from Carolyn Faye Simmons, Independent Executrix of the Estate of William Narry Gardner, Deceased, to Carolyn Faye Simmons dated February 16, 2004 and recorded in Volume 1961 on Page 90 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 Southwest corner of the aforesaid referred to 13.372 acre tract and the Southeast corner of that certain 10.000 acre tract described as Tract Two in a deed from Carolyn Faye Simmons, Independent Executrix of the Estate of William Narry Gardner, Deceased, to William Dennis Gardner dated February 16, 2004 and recorded in Volume 1961 on Page 87 of the Deed Records of Angelina County, a ½" rod found for corner in the North right-of-way line of State Highway No. 103 (120 feet wide right-of-way - 60 feet from centerline), said rod witnessed by a concrete right-of-way monument bearing S 71° 01' 13" W 1283.51 feet and a fence corner bearing N 10° W 1.2 feet;

THENCE N 21° 01' 24" W (called N 21° 47' 46" W) with the West boundary line of the said 13.372 acre tract and the East boundary line of the said 10.000 acre tract, at 205.80 feet the Southwest corner of that certain 8.45 acre tract described in a deed from Carolyn Faye Simmons to James Simmons dated November 23, 2004 and recorded in Volume 2095 on Page 22 of the Deed Records of Angelina County, Texas, a ½" pipe set for corner witnessed by a ½" rod (reference of 8.45 acre tract) bearing N 21° 01' 24" W 34.14 feet;

THENCE N 63° 06' 14" E with the South boundary line of the said 8.45 acre tract and the South boundary line of the CASEY SULLIVAN SURVEY, ABSTRACT NO. 602 (as called by the deed description of the said 8.45 acre tract), at 199.45 feet a ½" pipe set for corner witnessed by a ½" rod found for the Southeast corner of the said 8.45 acre tract bearing N 63° 06' 14" E 655.07 feet;

THENCE S 21° 01' 24" E, at 233.37 feet intersect the South boundary line of the aforesaid 13.372 acre tract and the North right-of-way line of the aforesaid State Highway No. 103, a ½" pipe set for corner witnessed by a 1" pipe found for the Southeast corner of the said 13.372 acre tract bearing N 71° 04' 48" E 583.20 feet and a concrete right-of-way monument bearing N 71° 04' 48" E 1017.41 feet;

THENCE two calls with the South boundary line of the said 13.372 acre tract (called S 70° 19' 03" W) and the North right-of-way line of the said State Highway No. 103 as follows:

- (1) S 71° 04' 48" W 81.65 feet, a concrete right-of-way monument found for corner witnessed by a concrete right-of-way monument bearing S 18° 47' 25" E 119.50 feet and a power pole bearing N 67° E 5.2 feet;
- (2) S 71° 01' 13" W, at 116.88 feet the point and place of beginning and containing 1.00 acre of land, more or less.

FILED  
AT 3:45 O'CLOCK P.M.

OCT 13 2015

### NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

AMY FINCHER

**Date of Security Instrument:** January 21, 2009

**Grantor(s):** Jeffery Steven Walker and wife, Renee Darlene Walker

**Original Trustee:** Patricia A. Gustafson

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Hometrust Mortgage Company, its successors and assigns

**Recording Information:** Clerk's File No. 2009-00252168, in the Official Public Records of ANGELINA County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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:** 11/03/2015 **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 Mortgagee, the Mortgagee's attorney.

**Legal Description:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 15, WIND WAY ADDITION TO ANGELINA COUNTY, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 132-B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND 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* 10-13-15

Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Karen 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

