

FILED
AT 2:30 O'CLOCK P.M.
NOV 10 2015

NOTICE OF SUBSTITUTE 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.

Date of Security Instrument: March 24, 2008

Grantor(s): Charles L. Evans, Jr. and Amanda Wilson, Common Law Married

Original Mortgagee: 21st Mortgage Corporation

Recording Information: Instrument #2008-00241787, Official Public Records Angelina County, Texas.

Current Mortgagee: 21st Mortgage Corporation

Mortgage Servicer: Pursuant to any Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to any 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.

Date of Sale: December 1, 2015

Time of Sale: 1:00 PM or not later than three hours after that time.

Place of Sale: THE ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN, TX IN THE HALLWAY OUTSIDE THE COMMISSIONER'S COURTROOM ADJACENT TO THE ATRIUM; OR THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE IF THE COURTROOM IS CLOSED FOR HOLIDAYS OR ELECTIONS OR IN THE AREA DESIGNATED BY THE COMMISSIONERS' COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

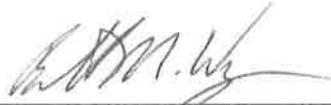
Legal Description of property to be sold:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS BEING OUT OF THE EUGENE LAFFLOR SURVEY, ABSTRACT NO. 412 AND BEING A PART OR PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM EMERSON MOFFEIT ET UX TO JOSEPH D. MOFFEIT ET UX, DATED DECEMBER 12, 1942 AND RECORDED IN VOLUME 102, ON PAGE 406 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH



REFERENCE IS HEREBY MADE, AND CONTAINING 0.356 ACRE OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"**, ATTACHED HERETO AND MADE A PART HEREOF; AS WELL AS AND INCLUDING A 2007 AMERICAN HOMESTAR OF LANCASTER LP, MODEL "GALAXY" MANUFACTURED HOME, 16' X 76, SERIAL NO. OC010717649, HUD LABEL/SEAL NO. PFS0974138, TOGETHER WITH ANY AND ALL APPLIANCES SPECIFICALLY LISTED IN THE INSTALLMENT CONTRACT – SECURITY AGREEMENT DATED MARCH 24, 2008.

Terms of sale: Cash



Bennett M. Wyse
Substitute Trustee
Pratt, Aycock & Associates, PLLC
4221 Preston Road, Suite 100
Frisco, Texas 75034

Return to:
Pratt, Aycock & Associates, PLLC
4221 Preston Road, Suite 100
Frisco, Texas 75034

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas being out of the EUGENE LAFLOIR SURVEY, ABSTRACT NO. 412 and being a part or portion of that certain tract of land described in a Deed from Emerson Moffeit et ux to Joseph D. Moffeit et ux, dated December 12, 1942 and recorded in Volume 102, on Page 406 of the Deed Records of Angelina County, Texas to which reference is hereby made and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the most Southern Southeast corner of that certain 4.316 acre tract of land described in a Deed from Thelma Nixon to Ivy Kay Wilson and Husband, John Henry Wilson, Jr., dated February 18, 2000 and recorded in Volume 1261, on Page 876 of the Real Property Records of Angelina County, Texas, a 1/2" iron rod found for corner on the South Boundary line of the aforesaid referred to Moffeit tract and on the North Boundary line of that certain called 6.4 acre tract of land described in a Deed to Jay Burren Lee et ux, dated August 9, 1962 and recorded in Volume 292, on Page 423 of the Deed Records of Angelina County, Texas:

THENCE N 00° 35' 51" E, (Basis of Bearings), with the most Southern East Boundary line of the aforesaid 4.316 acre tract, at 112.17 feet, an ell corner of same, a 1/2" iron rod found for corner;

THENCE N 86° 58' 00" E, with the most Northern South Boundary line of the said 4.316 acre tract, at 133.50 feet, the most Eastern Southeast corner of same, a point for corner on the West margin line of Hamp Keathley Road, from which a 1/2" iron rod found for reference corner bears S 86° 58' 00" W 3.37 feet;

THENCE S 00° 14' 57" W, with the West margin line of the aforesaid Hamp Keathley Road, at 119.77 feet, intersect the South Boundary line of the said Moffeit tract, same being the North Boundary line of the aforesaid 6.4 acre tract, a 1/2" iron rod set for corner;

THENCE N 89° 46' 15" W, with the South Boundary line of the said Moffeit tract and with the North Boundary line of the said 6.4 acre tract, at 133.97 feet, the point and place of beginning and containing 0.356 acre of land, more or less.