

Gerald N. Campbell and Mahaley Campbell
1011 Ponderosa Drive
Lufkin, Texas 75901
Our file #0513-246F

ATTENTION SERVICE MEMBERS:
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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOV 10 2015

NOTICE OF TRUSTEE'S SALE

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

WHEREAS, on August 26, 2004, Gerald N. Campbell and Mahaley Campbell executed a Deed of Trust conveying to Anthony H. Barone, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 00188870, Volume 2044, Page 305 in the Real Property Records of Angelina County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 1, 2015, the foreclosure sale will be conducted in Angelina County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Angelina, State of Texas:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Nationstar Mortgage LLC, formally known as Centex Home Equity Company. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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

Sheryl LaMont 11-09-15

Sheryl LaMont, Substitute Trustee, or
Robert LaMont, Successor Substitute Trustee, or
David Sims, Successor Substitute Trustee, or
Ken Hammond, Successor Substitute Trustee, or
Karen Lilley, Successor Substitute Trustee, or
Ben Lilley, Successor Substitute Trustee

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

1888

Appendix A

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE R. R. TURNER SURVEY, ABSTRACT NO. 718 AND BEING A PART OR PORTION OF THAT CERTAIN 2.000 ACRE TRACT DESCRIBED IN A DEED FROM JOHN M. RICHARDSON, ET AL TO CHARLES DAVID SEGREST DATED SEPTEMBER 18, 1979 AND RECORDED IN VOLUME 495, ON PAGE 558 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 2.000 ACRE TRACT, A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF PONDEROSA DRIVE, SAID POINT BEING NORTH 13 DEGREES 59 FEET 31 INCHES EAST 6.78 FEET FROM THE SOUTHWEST CORER OF THAT CERTAIN TRACT DESCRIBED IN A GIFT DEED FROM JOHN M. RICHARDSON, JR. DATED SEPTEMBER 3, 1993 AD RECORDED IN VOLUME 936 ON PAGE 792 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS AND THE NORTHWEST CORNER OF KNIGHT CROSSING SUBDIVISION, A SUBDIVISION IN THE CITY OF LUFKIN, TEXAS, AS RECORDED IN CABINET C ON SLIDE 51 A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE NORTH 13 DEGREES 59 FEET 31 INCHES EAST (CALLED NORTH 13 DEGREES 57 FEET 19 INCHES EAST) WITH A WEST BOUNDARY LINE OF THE SAID 2.000 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF THE SAID PONDEROSA DRIVE, AT 225.55 FEET (CALLED 225.69 FEET) THE NORTHWEST CORNER OF THE SAID 2.000 ACRE TRACT AND A SOUTHWEST CORNER OF THAT CERTAIN 1.101 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES DAVID SEGREST TO CHARLES WILLIAM DONAHOE, JR., ET UX DATED MAY 9, 1986 AND RECORDED IN VOLUME 634, PAGE 497 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF PONDEROSA DRIVE;

THENCE SOUTH 79 DEGREES 50 FEET 09 INCHES EAST (CALLED SOUTH 79 DEGREES 50 FEET 09 INCHES EAST) WITH THE NORTH BOUNDARY LINE OF THE SAID 2.000 ACRE TRACT AND A SOUTH BOUNDARY LINE OF THE SAID 1.101 ACRE TRACT, AT 25.31 FEET PASS ON LINE A 1/2 INCH PIPE FOUND FOR REFERENCE IN THE EAST MARGIN OF PONDEROSA DRIVE, AT 239.10 FEET A 1/2 INCH PIPE SET FOR CORNER;

THENCE SOUTH 10 DEGREES 13 FEET 27 INCHES WEST, AT 227.18 FEET INTERSECT THE SOUTH BOUNDARY LINE OF THE SAID 2.000 ACRE TRACT, A 1/2 INCH PIPE SET FOR CORNER, SAID PIPE BEING 3.87 FEET NORTH OF THE SOUTH BOUNDARY LINE OF THE SAID RICHARDSON TRACT AND THE NORTH BOUNDARY LINE OF THE KNIGHT CROSSING SUBDIVISION;

THENCE NORTH 79 DEGREES 21 FEET 14 INCHES WEST (CALLED NORTH 79 DEGREES 25 FEET 36 INCHES WEST) WITH THE SOUTH BOUNDARY LINE OF THE SAID 2.000 ACRE TRACT, AT 253.93 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.280 ACRES OF LAND, MORE OR LESS, OF WHICH APPROXIMATELY 0.130 ACRE LIES WITHIN PONDEROSA DRIVE.

Filed for Record in:
Angelina County

On: Sep 08, 2004 at 11:05:04

As a
RECORDING

Document Number: 00188870
Amount 52.00

Receipt Number - 69684
By:
Kelly Smith

STATE OF TEXAS COUNTY OF ANGELINA
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the aared records of Angelina County
as stamped hereon by me.

Sep 08, 2004

In Ann Dapstein, County Clerk
Angelina County

- Mahaley Campbell, 1011 Ponderosa Drive, Lufkin, Texas 75901

(4) The Security Instrument to be foreclosed is recorded or indexed under Volume 2044, Page 305 of the real property records of Angelina County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 13 day of October, 2015.



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey
SBN: 09180150
Kelly@kellyharvey.com
Mia D. Searles
SBN: 24068544
Mia@kellyharvey.com
Jerry W. Mason
SBN: 24081794
Jerry@kellyharvey.com
P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax. (832) 922-6262
ATTORNEYS FOR APPLICANT

Doc 00188870 Bk RP Vol 2044 Pg 324

1888

Appendix A

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE R. R. TURNER SURVEY, ABSTRACT NO. 718 AND BEING A PART OR PORTION OF THAT CERTAIN 2.000 ACRE TRACT DESCRIBED IN A DEED FROM JOHN M. RICHARDSON, ET AL TO CHARLES DAVID SEGREST DATED SEPTEMBER 18, 1979 AND RECORDED IN VOLUME 495, ON PAGE 558 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 2.000 ACRE TRACT, A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF PONDEROSA DRIVE, SAID POINT BEING NORTH 13 DEGREES 59 FEET 31 INCHES EAST 6.78 FEET FROM THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A GIFT DEED FROM JOHN M. RICHARDSON, JR. DATED SEPTEMBER 3, 1993 AD RECORDED IN VOLUME 936 ON PAGE 792 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS AND THE NORTHWEST CORNER OF KNIGHT CROSSING SUBDIVISION, A SUBDIVISION IN THE CITY OF LUFKIN, TEXAS, AS RECORDED IN CABINET C ON SLIDE 51 A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE NORTH 13 DEGREES 59 FEET 31 INCHES EAST (CALLED NORTH 13 DEGREES 57 FEET 19 INCHES EAST) WITH A WEST BOUNDARY LINE OF THE SAID 2.000 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF THE SAID PONDEROSA DRIVE, AT 225.55 FEET (CALLED 225.69 FEET) THE NORTHWEST CORNER OF THE SAID 2.000 ACRE TRACT AND A SOUTHWEST CORNER OF THAT CERTAIN 1.101 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES DAVID SEGREST TO CHARLES WILLIAM DONAHOE, JR., ET UX DATED MAY 9, 1986 AND RECORDED IN VOLUME 634, PAGE 497 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF PONDEROSA DRIVE;

THENCE SOUTH 79 DEGREES 50 FEET 09 INCHES EAST (CALLED SOUTH 79 DEGREES 50 FEET 09 INCHES EAST) WITH THE NORTH BOUNDARY LINE OF THE SAID 2.000 ACRE TRACT AND A SOUTH BOUNDARY LINE OF THE SAID 1.101 ACRE TRACT, AT 25.31 FEET PASS ON LINE A 1/4 INCH PIPE FOUND FOR REFERENCE IN THE EAST MARGIN OF PONDEROSA DRIVE, AT 239.10 FEET A 1/4 INCH PIPE SET FOR CORNER;

THENCE SOUTH 10 DEGREES 13 FEET 27 INCHES WEST, AT 227.18 FEET INTERSECT THE SOUTH BOUNDARY LINE OF THE SAID 2.000 ACRE TRACT, A 1/2 INCH PIPE SET FOR CORNER, SAID PIPE BEING 3.87 FEET NORTH OF THE SOUTH BOUNDARY LINE OF THE SAID RICHARDSON TRACT AND THE NORTH BOUNDARY LINE OF THE KNIGHT CROSSING SUBDIVISION;

THENCE NORTH 79 DEGREES 21 FEET 14 INCHES WEST (CALLED NORTH 79 DEGREES 25 FEET 36 INCHES WEST) WITH THE SOUTH BOUNDARY LINE OF THE SAID 2.000 ACRE TRACT, AT 253.93 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.280 ACRES OF LAND, MORE OR LESS, OF WHICH APPROXIMATELY 0.130 ACRE LIES WITHIN PONDEROSA DRIVE.

STATE OF TEXAS COUNTY OF ANGELINA
I hereby certify that this instrument was filed on the date and time stamped hereon by an authorized officer of the county clerk and the same is duly recorded in the volume and page of the record records of Angelina County as stamped hereon by me.

Sep 08, 2004

To Don Dastling, County Clerk
Angelina County

Document Number: 00188870
Amount: \$2.00
Receipt Number - 65684
By: Kelly Smith

Filed for Record in:
Angelina County
On: Sep 08, 2004 at 11:05:04
As a
RECORDING

EXHIBIT "A"