

NOTICE OF TRUSTEE'S SALE

FILED
AT 12:00 O'CLOCK P.M.
DEC 14 2015
AMY FINCH
County Clerk
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: 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: 01/05/2016 **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:

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 12-14-15
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 Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039



FILED
AT 12:50 CLOCK P.M.
DEC 14 2015
AMY FINCHER
County Clerk, County Court at Law
By Angelina [Signature]

Notice of [Substitute] Trustee 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.

1. Date, Time, and Place of Sale.

Date: 01/05/2016

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: 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 any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 605 White Oak Dr, Lufkin, TX 75904

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/12/2006 and recorded 06/14/2006 in Document 2006-00214805 real property records of Angelina county Texas, with Flora Fja Ashworth, a married woman and Deverette Murphy grantor(s) and New Century Mortgage Corporation .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Flora Fja Ashworth, a married woman and Deverette Murphy securing the payment of the indebtedness in the original principal amount of \$ 72,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE8 Mortgage Pass-through Certificates, Series 2006-HE8** is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

All that certain lot or parcel of land, being all of Lot one(1), Block Twelve(12), of the Park view Addition, an addition to the city of Lufkin, Angelina county, Texas, in accordance with plat of said Addition, recorded in cabinet A, Slide 38-A of the plat Records of Angelina county, Texas.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000**

9. **Limitation of Damages:** 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.

Sheryl LaMont 12-14-15

Sheryl LaMont, Robert Lamont, Sharon St.Pierre, David Sims, Ken Hammond, Karen Lilley, Ben Lilley, Chance Oliver or Bret Allen, Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

CITIMORTGAGE, INC. (CMI)
ARMES, ANTHONY AND LESLIE
1152 COTTON THOMPSON ROAD, LUFKIN, TX 75901

CONVENTIONAL
Our File Number: 15-022885

FILED
DEC 14 2015
12:05 P.M.
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 20, 2007, ANTHONY ARMES AND LESLIE ARMES, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to WILLIAM M. WOODALL, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007-00231288, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **January 5, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of ANGELINA county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of ANGELINA, State of Texas:

TRACT ONE:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE MRS . M. A HAVARD SURVEY, ABSTRACT NO. 994, BEING ALL OF THAT CERTAIN 0.588 ACRE TRACT WHICH WAS CONVEYED FROM ALICE A. VINEYARD TO JERRY D. VINEYARD, JR., BY DEED DATED JANUARY 16, 2004 AND RECORDED IN VOLUME 1916, ON PAGE 211 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT ON ATTACHED EXHIBIT "A".

TRACT TWO:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE P. W. P. HAVARD SURVEY, ABSTRACT NO. 1010, BEING OUT OF AND A PART OF THAT CERTAIN 160 ACRE TRACT WHICH WAS CONVEYED FROM ARTHUR H. GEISSLER TO SOUTHERN PINE LUMBER COMPANY BY DEED DATED NOVEMBER 28, 1928 AND RECORDED IN VOLUME 69, ON PAGE 615 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (SEE 2128/306), TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT ON ATTACHED EXHIBIT "A".

Property Address: 1152 COTTON THOMPSON ROAD
LUFKIN, TX 75901
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

[Signature] 12-14-15
SUBSTITUTE TRUSTEE
ROBERT LAMONT OR SHERYL LAMONT OR DAVID SIMS OR HARRIET FLETCHER OR SHARON ST PIERRE OR KAREN LILLEY OR EVAN PRESS OR AMY BOWMAN OR REID RUPLE OR MATHEW WOLFSON OR AARTI PATEL OR DANN PORTER OR CHRIS DEMEREST OR KELLEY BURNS OR LEB KEMP OR TRACY YEAMAN OR WES WHEAT OR KEN HAMMOND OR KAREN LILLEY OR BEN LILLEY
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

Exhibit A**TRACT ONE:**

all that certain tract or parcel of land lying and situated in Angelina County, Texas, within the MRS. M. A. HAVARD SURVEY, ABSTRACT NO. 994, being all of that certain 0.588 acre tract which was conveyed from Alice A. Vineyard to Jerry D. Vineyard, Jr., by deed dated January 16, 2004 and recorded in Volume 1916, on Page 211 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at the Southeast corner of the above referred to 0.588 acre tract, same being the Southwest corner of that certain 0.251 acre tract which was conveyed from Jerry D. Vineyard, Jr., et ux, to Melenda L. Cole by deed dated March 2, 2000 and recorded in Volume 1255, on Page 350 of the Deed Records of Angelina County, Texas, and located in the North boundary line of that certain 160 acre tract which was conveyed from Arthur H. Geissler to Southern Pine Lumber Company by deed dated November 28, 1928 and recorded in Volume 69, on Page 615 of the Deed Records of Angelina County, Texas, at a ½" iron rod found for corner from which a ½" iron rod found bears N 89° 45' 37" E 20.15 feet, a 1" iron pipe found bears N 89° 30' 14" E 91.86 feet, and a ½" iron rod found bears N 89° 58' 50" W 72.25 feet;

THENCE WEST with the South boundary line of the above referred to 0.588 acre tract, common with the North boundary line of said 160 acre tract, at 435.62 feet to a 1" iron pipe found for West corner of said 0.588 acre tract, same being an angle corner of that certain 125.00 acre tract which was conveyed from Winda Lou Cindy Maddox to R. V. Maddox by deed dated May 5, 1998 and recorded in Volume 1156, on Page 599 of the Deed Records of Angelina County, Texas, on the South side of Cotton Thompson Road, from which a fence corner bears N 53° 27' E 24.88 feet, a fence corner bears N 25° 06' E 12.91 feet,

THENCE N 74° 16' 35" E along the South side of said county road, and with the boundary common to the above referred to 0.588 acre tract and the said Maddox 125.00 acre tract; 193.39 feet to a ½" iron rod found for corner from which a power pole bears S 76° 34' W 14.30 feet;

THENCE N 56° 49' 15" E continuing with same boundary line, 157.32 feet to a ½" iron rod found for North corner of the above referred to 0.588 acre tract, same being the Northwest corner of said 0.215 acre tract, from which a ½" iron rod found bears N 56° 50' 01" E 100.07 feet and a ½" iron rod found bears N 56° 47' 16" E 251.29 feet;

THENCE S 40° 22' 58" E with East boundary line of the above referred to 0.588 acre tract, common with said 0.215 acre tract, 181.82 feet to the place of beginning containing 0.588 acres of land, more or less.

Basis of Bearings : The South boundary line of that certain 0.588 acre tract which was conveyed from Alice A. Vineyard to Jerry D. Vineyard, Jr., by deed dated January 16, 2004 and recorded in Volume 1916, on Page 211 of the Deed Records of Angelina County, Texas, which line was called WEST 435.76 feet.

Gerald N. Campbell
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.

NOTICE OF TRUSTEE'S SALE

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.

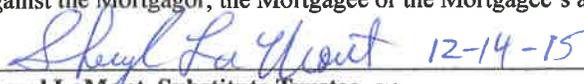
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 5, 2016, the foreclosure sale will be conducted in Angelina County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place 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, 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

Doc 00188870 Bk RP Vol 2044 Pg 324

1888

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 1/4 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 1/4 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 11:05A

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 deed records of Angelina County
as stamped hereon by me.

Sep 08, 2004

To the District, County Clerk
Angelina County

EXHIBIT "A"

CAUSE NO. CV-03430-14-09

IN RE ORDER FOR FORECLOSURE
CONCERNING

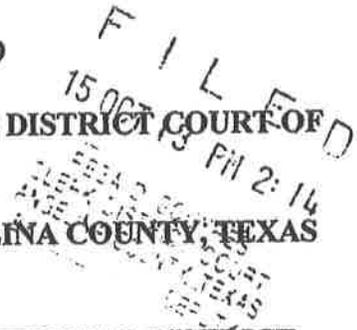
1011 PONDEROSA DRIVE,
LUFKIN, TEXAS 75901

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§

IN THE DISTRICT COURT OF
ANGELINA COUNTY, TEXAS

217TH JUDICIAL DISTRICT



**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Application for Order Allowing Foreclosure filed by Nationstar Mortgage LLC f/k/a Centex Home Equity Company, LLC (“Applicant”), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that the return of service has been on file for at least 10 days.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on April 15, 2013, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on July 3, 2013; and
- the loan is due for the March 1, 2013 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 1011 Ponderosa Drive, Lufkin, Texas 75901 (the “Property”) which has the following legal description:

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

(3) The name and last known address of each respondent subject to this Order is/are:

- Gerald N. Campbell, 1011 Ponderosa Drive, Lufkin, Texas 75901

- 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.

Filed for Record in
Angelina County
On: Sep 09, 2004 at 11:05A

As a
RETURNED

Document Number 00188870
Amount \$2.00

Receipt Number - 69284
By
Kelly Smith

STATE OF TEXAS COUNTY OF ANGELINA
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the index and page
of the land records of Angelina County
as stamped herein by me.
Sep 09, 2004

To Dan Christy, County Clerk
Angelina County

EXHIBIT "A"