

CITIMORTGAGE, INC. (CM)
RICHARDSON JR., TOMMY J.
ROUTE 5, BOX 2310-FARM MARKET 1194, LUFKIN, TX
75904

FHA 493-7749001-703
Our File Number: 15-022103

AT 2 O'CLOCK PM
FILED
COUNTY CLERK
ANGELINA COUNTY
JAN 11 2016
AMY FINLEY
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 20, 2004, TOMMY J. RICHARDSON JR., A SINGLE PERSON, as Grantor, executed a Deed of Trust conveying to DAVID W. MANN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP. 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 00183105, rerecorded on May 25, 2004, as Instrument 00184410 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, **March 1, 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:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J.A. BONTON SURVEY, ABSTRACT NO. 5 AND BEING ALL THAT CERTAIN CALLED 0.395 ACRE TRACT DESCRIBED IN THE DOCUMENT RECORDED IN VOLUME 1829 ON PAGE 250 OF THE OFFICIAL RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: ROUTE 5, BOX 2310-FARM MARKET 1194
LUFKIN, TX 75904
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.

Sheryl LaMont

SUBSTITUTE TRUSTEE *01-11-16*
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

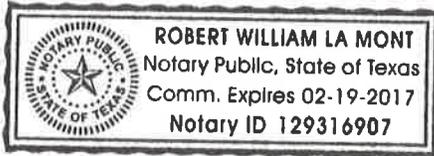
THE STATE OF TEXAS

COUNTY OF SREGG

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sheryl LaMont, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 16. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of January

Robert William LaMont



NOTARY PUBLIC in and for
GREGG COUNTY,
My commission expires: 02-19-2017
Type or Print Name of Notary
Robert William LaMont

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.

Doc 00184410 Bk RP Vol 1982 Pg 96

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.A. BONTON SURVEY, ABSTRACT NO. 5 and being all that certain called 0.395 acre tract described in the document recorded in Volume 1829 on Page 250 of the Official Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pin found for the Northwest corner of the aforesaid referred to 0.395 acre tract and the Southwest corner of a tract of land conveyed to Lufkin Telephone Exchange, Inc. in the document recorded in Volume 421 on Page 651 of the Deed Records of the said County, on the East Right-of-Way line of F.M. Highway No. 1194;

THENCE, along the common boundary line of the said 0.395 acre tract and the said Telephone tract, N 69° 21' 01" E at 97.17 feet a 1/2" iron pipe found for an angle corner of the said 0.395 acre tract and the Southeast corner of the said Telephone tract and the most Westerly Southwest corner of a called 1.21 acre tract conveyed to Charles H. Young, et ux in the document recorded in Volume 633 on Page 232 of the Real Property Records of the said County;

THENCE, along a common boundary line of the said 0.395 acre tract and the said 1.21 acre tract, N 68° 58' 48" E, at 80.96 feet a 1/2" iron pin set for reference, at 81.24 feet a point for the Northeast corner of the said 0.395 acre tract and an ell corner of the said 1.21 acre tract;

THENCE, along another common boundary line of the said 0.395 acre tract and the said 1.21 acre tract and in part along the most Southerly West boundary line of a called 3.382 acre tract conveyed to G.L. Nettles in the document recorded in Volume 736 on Page 179 of the said Real Property Records, S 23° 26' 55" E, at 14.97 feet pass on line a 1/2" iron pin found for the most Easterly Southwest corner of the said 1.21 acre tract and the most Southerly Northwest corner of the said 3.382 acre tract, at 96.09 feet a chain link fence corner post found for the Southeast corner of the said 0.395 acre tract and the Southwest corner of the said 3.382 acre tract;

THENCE, along the South boundary line of the said 0.395 acre tract, S 69° 16' 36" W, at 183.36 feet pass on line a chain link fence corner post found for reference, at 183.68 feet a point for the Southwest corner of the said 0.395 acre tract on the said ROW line;

THENCE, along the West boundary line of the said 0.395 acre tract and along the said ROW line, N 20° 18' 13" W at 95.69 feet the POINT AND PLACE OF BEGINNING and containing 0.398 acre of land, more or less.

The bearings for this tract are based on the West boundary line of the said 0.395 acre tract.

Jo Ann Oestlin, County Clerk
Angelina County

Apr 23, 2004

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

FILED FOR RECORD
Angelina County
On: Apr 23, 2004 at 04:18P
RECORDS
As a
Document Number: 08182105
Amount 32.00
Receipt Number - 61719
By: Kelly Smith

C&S No. 44-14-1217 / Conventional / No
Selene Finance LP

NOTICE OF TRUSTEE'S SALE

FILED
AT 2:10 O'CLOCK P.M.
JAN 11 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

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: May 09, 2006

Grantor(s): Joshua Ryan Mosley and Kutia Lynn Mosley, husband and wife

Original Trustee: Robert F. Fowler

Original Mortgagee: Wells Fargo Bank, N. A.

Recording Information: Clerk's File No. 2006-00213475, in the Official Public Records of ANGELINA County, Texas.

Current Mortgagee: DLJ Mortgage Capital, Inc

Mortgage Servicer: Selene Finance LP, whose address is C/O 9990 Richmond Avenue Suite 400S Houston, TX 77042-4546 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: 02/02/2016 **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.

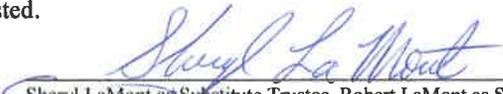
Legal Description:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, BEING OUT OF THE J. MAGANO SURVEY, ABSTRACT NO. 25, AND ALSO BEING A PART OR PORTION OF THAT CERTAIN 35 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM FLOYD C. BERRY, ET UX, TO JACK KOON AND KENNETH KOON, DATED FEBRUARY 25, 1976, AND RECORDED IN VOLUME 436, PAGE 152 - AND DEED FROM KENNETH KOON AND TO JACK KOON RECORDED IN VOLUME 483, PAGE 57 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE APART HEREOF FOR 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

 01-11-16
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



4558052

S D C

EXHIBIT A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, being out of the J. MAGANO SURVEY, ABSTRACT NO. 25, and also being a part or portion of that certain 35 acre tract of land described in a deed from Floyd C. Perry, et ux, to Jack Koon and Kenneth Koon, dated February 23, 1976, and recorded in Volume 436, Page 152 - And deed from Kenneth Koon to Jack Koon recorded in Volume 480, Page 37 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING 211.44 feet, S 1 deg. 08' 00" W, from the Easternmost Southeast corner of the aforesaid referred to 35 acre tract, a 1/2" iron pin set for corner on the East boundary line of same, at the intersection point of the West Right-of-way line of State F.M. Highway No. 706, with the North Right-of-way line of a 40.00 foot wide road;

THENCE N 89 deg. 59' 20" W, with the North Right-of-Way line of the aforesaid 40.00 foot wide road, at 276.05 feet, a 1/2" iron pin set for corner;

THENCE N 0 deg. 00' 00" E, at 171.60 feet, a 1/2" iron pin set for corner;

THENCE S 89 deg. 59' 20" E, at 279.62 feet, intersect the West Right-of-way line of the said State Highway No. 706, same being the East boundary line of the said 35 acre tract, a 1/2" iron pin set for corner;

THENCE S 1 deg. 08' 00" E, with the common boundary line between the said 35 acre tract and the said State F.M. Highway No. 706, at 171.44 feet, the point and place of beginning and containing 1.079 acres of land, more or less.

A-M/Vorse-Beatty 17585

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 11, 2016

NOTE:

DATE: April 17, 2012

AMOUNT: \$52,500.00

MAKER: Donna D. Vorse and Donald R. Beatty

PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

DEED OF TRUST:

DATE: April 17, 2012

GRANTOR: Donna D. Vorse and Donald R. Beatty

BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

COUNTY WHERE PROPERTY IS LOCATED: Angelina

TRUSTEE: Michael Baucum or Jerry T. Steed

RECORDING INFORMATION: Document No. 2013-00301687, Official Public Records of Real Property of Angelina County, Texas

PROPERTY: All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lots 69 and 70, Block 1, Sun and Fun Addition to Angelina County, as the same appears upon the Official Map or Plat, which is of record in Cabinet A, Slide 128-B, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

BORROWER/DEBTOR NOW: Donna D. Vorse and Donald R. Beatty

SUBSTITUTE TRUSTEE: Sheryl LaMont or Robert LaMont or Donna Caddenhead or Norma Rasbeary or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

February 2, 2016, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

FILED
AT 2:15 O'CLOCK P.M.
JAN 11 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The Commissioners Courtroom in Annex Building, in Lufkin, Angelina County, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court. However, should the sale be held on a holiday, the sale will take place at the front steps of the main entrance to the Angelina County Courthouse, Lufkin County, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.


Sheryl LaMont or Robert LaMont or
Donna Caddenhead or Norma Rasbeary
or David Garvin, Substitute Trustee

FILED
AT 12:42 O'CLOCK P.M.
JAN 11 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

NOTICE OF FORECLOSURE SALE

State of Texas §
County of **Angelina** §

Notice is hereby given of a public non-judicial foreclosure sale.

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

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 19, 20 AND LOT 21, BLOCK 5, OF THE HOMEWOOD ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 54-B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

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

Date: **February 2, 2016**
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.
Place: **Angelina** County Courthouse in **Lufkin, Texas**, at the following location: the area designated by the Commissioners Court of **Lufkin, Angelina County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of 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.

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 Mortgagee of Record 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record 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.

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Betty Barrett**.
5. Obligations Secured. The Deed of Trust is dated **September 28, 2006**, and is recorded in the office of the County Clerk of **Angelina** County, Texas, in/under **2006-00220087, Official Public Records of Angelina County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$82,400.00**, executed by **Betty Barrett**, and payable to the order of **America's Wholesale Lender**.

Original Mortgagee: America's Wholesale Lender:

Current Mortgagee of Record: Nationstar Mortgage LLC whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019**.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis
Robertson Anschutz Vettors
10333 Richmond Avenue, Suite 550
Houston, TX 77042

DATED January 11, 2016.


Sheryl LaMont and/or Robert LaMont and/or Dinna Caddenhead and/or Norma Rasbeary, Substitute Trustee
c/o Robertson Anschutz Vettors
10333 Richmond Avenue, Suite 550
Houston, TX 77042
Phone: (713) 980-9500

FILED
AT 2:58 O'CLOCK P.M.
JAN 11 2016
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas
NCD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 035815-TX

Date: December 29, 2015

County where Real Property is Located: Angelina

ORIGINAL MORTGAGOR: CLARK B. FRANCIS, UNMARRIED

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC

MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 6/26/2014, RECORDING INFORMATION: Recorded on 7/2/2014, as Instrument No. 2014-00318587,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN ANGELINA COUNTY, OUT OF THE THOMAS HANKS SURVEY, ABSTRACT NO. 304 AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/2/2016**, the foreclosure sale will be conducted in **Angelina** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the 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**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL & INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VILLAGE CAPITAL & INVESTMENT, LLC
2863 St. Rose PKWY
Henderson NV, 89052

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 property securing the above referenced loan.



Matter No.: 035815-TX

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.

By:

Substitute Trustee

SHERYL LAMONT OR ROBERT LAMONT OR DAVID
SIMS OR HARRIETT FLETCHER OR SHARON ST. PIERRE
OR KAREN LILLEY OR PAUL A. HOEFKER, ROBERT L.
NEGRIN

Return to:

ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385

EXHIBIT A – LEGAL DESCRIPTION

Being all that certain tract or parcel of land lying and being situated in Angelina County, out of the Thomas Hanks Survey, Abstract No. 304 and being (1) a part or portion of that certain 3.3485 acre tract described in a deed from Cliff Carnahan Jr. to Elmer V Spears, et ux dated July 24, 1981 and recorded in Volume 530, Page 828 of the Deed Records of Angelina County, Texas. and (2) all of that certain 0.5 acre tract described in a deed from W.D. Chesson, et ux to E.V. Spears, et ux dated August 20, 1974 and recorded in Volume 416 at Page 464 of the Deed Records of Angelina County, Texas, to which references are 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 West corner of the aforesaid referred to 3.3485 acre tract, the North corner of the aforesaid referred to 0.5 acre tract, and a South corner of that certain 26.697 acre tract described in a deed from Francis McVay Laws, et al to Nathan F Griffin, et al dated April 28, 1998 and recorded in Volume 1151 on Page 639 of the Real Property Records of Angelina County, Texas, a 1" pipe found for corner near the existing centerline of Faye Jones Road, said rod witnessed by a 1" pipe found for a corner of the said 26.697 acre tract bearing N 50°40'22" W 21.76 feet;

Thence two calls with the Northeast boundary line of the said 3.3485 acre tract and the Southwest boundary line of said 26.697 acre tract as follows:

(1) N 38°36'08" E 44.26 (called N 38°38'38" E 44.23 feet), a 1/2" pipe found for corner approximately 8 feet Northwest of the existing centerline of Faye Jones Road;

(2) N 59°25'14" E (called N 59°25'14" E) at 170.88 feet the West corner of that certain tract described in a deed from Elmer V Spears, et al to Danny Mullins, et al dated July 12, 2001 and recorded in Volume 1431 on Page 122 of the Real Property Records of Angelina County, Texas, a 3/8" rod found for corner approximately 4.5 feet Southeast of the existing centerline of Faye Jones Road;

Thence S 45°08'55" with the Southwest boundary line of the said Mullins tract, at 182.66 feet an interior all corner of the aforesaid 3.3485 acre tract and the North corner of that certain 0.368 acre tract described as Exhibit "B" in a deed from Jesse E Stark, Jr. et al to Joshua A Gore dated September 9, 2005 and recorded in Document No. 203783 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner witnessed by a fence corner being S 46° W 0.4 feet;

Thence S 44°53'05" W (called S 44°52'00" W) with a Southeast boundary line of the said 3.3485 acre tract, that Southeast boundary line of the aforesaid 0.5 acre tract, the Northwest boundary line of the said 0.368 acre tract, and the Northwest boundary line of that certain 0.546 acre tract described in a deed from E Lonnie Jontan, et ux to Jolus Cormler, et ux dated July 18, 2005 and recorded in Volume 2218 on Page 252 of the Real Property Records of Angelina County, Texas, at 309.41 feet (called 209.36 feet and 100 feet) the South corner of the said 0.5 acre tract, the

CLIENT # 035815-TX

West corner of the said 0.546 acre tract, and a corner of that certain 0.73 acre tract described in a deed from W.D. Chesson, et ux to Tommy K Lewis, et ux dated May 19, 1979 and recorded in Volume 497 on Page 772 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner witnessed by a fence corner bearing N 06° W 0.4 feet and 1/2" pipe found for the South corner of the said 0.546 acre tract and the East corner of the said 0.73 acre tract bearing S 47°28'44" E 135.45 feet;

Thence N 45°14'43" W (called N 45°08'00" W) with the Southwest boundary line of the said 0.5 acre tract and the Northeast boundary line of the said 0.73 acre tract, at 209.73 feet (called 211 feet) the West corner of the said 0.5 acre tract and the North corner of the said 0.73 acre tract, a 1/2" pipe set for corner in the Southeast margin of the aforesaid Faye Jones Road, said pipe bearing approximately 9 feet from the existing centerline, said pipe witnessed by a fence corner bearing S 38° E 7.0 feet and a 1/2" pipe bearing N 83°00'36" W 19.92 feet;

Thence N 38°38'49" E (called 38°38'00" E) with the Northwest boundary line of the said 0.5 acre tract, at 100.97 feet (called 101 feet) the point and place of beginning and containing 1.49 acres of land, more or less, of which approximately 0.140 acre lies within the road.

Basis of bearings: a 1/2" pipe found an interior ell corner of that certain 3.3485 acre tract described in a deed from Cliff Carnahan Jr. to Elmer V Spears, et ux dated July 24, 1981 and recorded in Volume 320 on Page 828 of the Deed Records of Angelina County, Texas, and a 1" rod found for a West corner of the said 3.3485 acre tract (calculated deed call- N 81°23'19" W 279.68 feet found pipe and rod 279.76 feet apart)